



**PLANNING AND ZONING
COMMISSION MEETING
OCTOBER 3, 2023
6:30 P.M.**

1. CALL TO ORDER - PLEDGE OF ALLEGIANCE
2. Approval of the Regular Meeting Minutes of September 5, 2023.
3. **CITIZEN PARTICIPATION:** There is no limit to the number of speakers, although public comments will be held to an overall time limit of 30 minutes. (Speakers have a time limit of three (3) minutes per person, may only speak once, and may not cede time to another commenter.
4. PUBLIC HEARINGS
 - a. **Resolution No. 17, Series 2023**
Resolution No. 17, Series 2023, an application for a Conditional Use Permit / Site Development Plan for a proposed storage facility to be located at 459 W North Street, Cortez, CO, zoned C, Commercial Highway District (the "Property").

Presenter: Nancy Dossdall, Contract City Planner
5. NEW BUSINESS - none
6. UNFINISHED BUSINESS - none
7. OTHER ITEMS OF BUSINESS
 - a. **Montezuma County application HOCH 2 Lot Amend**
Planning and Zoning Commission will consider Montezuma County application, HOCH 2 Lot Amend. Applicants propose to amend the Hoch 2 Lot Minor Subdivision and AR3-9, to create one additional lot. The applicants also propose to rezone the property to Heavy Industrial for a construction equipment and materials storage yard.

Presenter: Nancy Dossdall, Contract City Planner
 - b. **Montezuma County RAPTOR STORAGE**
Planning and Zoning Commission will consider an application received by Montezuma County, RAPTOR STORAGE

Presenter: Nancy Dossdall, Contract City Planner
 - c. September Permits Issued
8. ADJOURNMENT



CITY OF CORTEZ
123 ROGER SMITH AVENUE
CORTEZ, CO 81321

October 03, 2023

Agenda Item: 2.

MEMO TO: Planning and Zoning Commission

FROM: Cheryl Lindquist, Permit Technician/Deputy City Clerk

SUBJECT: Approval of the Regular Meeting Minutes of September 5, 2023.

Attachments

Minutes Sept. 5, 2023

PLANNING & ZONING COMMISSION

REGULAR MEETING

TUESDAY, SEPTEMBER 5, 2023

1. The meeting was called to order in the City Council Chambers at 6:30 p.m., with the Pledge of Allegiance. Commissioners present were Chairman Robert Rime and Commissioner Jim Skvorc. An Introduction was made and Oath of Office was taken by Emily Waldron, the new Planning & Zoning Commissioner appointed by City Council. Commissioner Weiss had an excused absence. Chairman Rime announced that Commissioner Lance McDaniel had resigned at the end of August.

Staff present included: Community and Economic Development Director Rachael Marchbanks, Contract City Planner Nancy Dosdall, City Attorney Patrick Coleman, IT Support Kyle Kuhn, and Public Works Secretary/Receptionist Karie Bradshaw.

There were no people present in the audience.

2. Approval of the Regular Meeting Minutes of July 18, 2023.

Commissioner Skvorc moved that the minutes be approved. Chairman Rime seconded the motion and the vote was as follows:

Waldron	Skvorc	Weiss	Rime
Present	Yes	Absent	Yes

3. PUBLIC PARTICIPATION: none

4. PUBLIC HEARINGS:

- a. Resolution No. 15, Series 2023

Contract City Planner Dosdall presented Resolution No. 15, Series 2023, an application submitted by 2474 Patterson Road, LLC, for a Site Development Plan for an office building. The property is currently addressed as TBD N. Sligo St, aka Lots 17 and 18 of Block 5, Henry Subdivision and Lot 19A of Henry Sub, Lots 9-10,19-20, Block 5 amended, although the final addresses will not be assigned until a building permit is submitted; also the lots must be consolidated before a building permit will be issued. The property is located in the Commercial Zoning District. The project as submitted appears to meet all development standards with three exceptions. Planner Dosdall stated the proposed site plan fails to meet the required 10% landscaped area requirements. The submitted site plan shows a total of 10.6% landscaped area, but that

included the City right-of-way and granite mulch with weed barrier. She stated that an additional 777 sq. ft of landscaped area (trees, shrubs and groundcover) is required. The property appears to have the room as they have an excess of four parking spaces that could be used as well as adjacent space to the building. Another possible issue is the drainage as the site rises steeply from Sligo and a significant paved area is proposed. The applicants will need to address drainage to the satisfaction of the City per City Engineer Kissler. Removing pavement and adding landscaping may assist with the drainage concerns. And finally, the site plan did not address sidewalks. Per the Land Use Code, all new developments must construct sidewalks to ensure safe pedestrian access. The proposed location is between residential and commercial areas and near parks and schools making pedestrian safety a significant concern. The City requires a 5-foot ADA compliant sidewalk. The Commissioners, City Attorney, and Planner discussed different options for the applicants to consider.

The Public Hearing was opened, there was no one wanting to speak, so the hearing was closed.

Commissioner Skvorc made the motion to recommend that the Cortez City Council approve P&Z Resolution No. 15, Series 2023, a resolution approving the site development plan for a new office building on property located at TBD N. Sligo, Cortez, Colorado, aka Lots 17 and 18 of Block 5, Henry Subdivision and Lot 19A of Henry Sub, Lots 9-10,19-20, BL 5 Amended, in the Commercial Highway (C) zone, with the following conditions:

1. All requirements of utility providers, City departments, CDOT and affected districts must be satisfied, as outlined in adopted City Codes and other regulatory documents. Specifically, all public improvements shall comply with the minimum requirements of the 2009 City of Cortez Construction Design Standards and Specifications.
2. The appropriate construction drawings and reports for the project, revised as required by the City Engineer shall be signed and stamped by a Colorado licensed architect or engineer, must be approved by the Building Official and City Engineer, and a building permit obtained prior to any construction on the Property.
3. A drainage report meeting CDPHE requirements shall be submitted and approved by the City Engineer prior to issuance of a building permit for the property.
4. The landscaping plan shall be revised to meet minimum code standards. Improvements shall be installed prior to issuances of a Certificate of Occupancy. Irrigation and maintenance must be provided. In the event that construction of the building and all other requirements are met prior to the installation of the landscaping, and the Applicant desires a Certificate of Occupancy (CO), the Applicant may choose to provide a financial surety and obtain a CO in advance of completing the landscaping improvements. In this event, the Applicant shall provide an assurance bond, letter of credit, or other financial security agreed to by both parties, providing a guarantee of installation of the landscaping within a time frame approved by the City of Cortez.
5. The plat amendment consolidating the lots shall be approved and recorded prior to issuance of a building permit for the property.

Commissioner Skvorc added a clause to amend the fourth condition, with the statement, “the Planning and Zoning Commission considers granite mulch does meet the landscaping requirements in the Land Use Code as presented by Planner Dosedall”.

Commissioner Waldron seconded the motion and the vote follows:

Waldron	Skvorc	Weiss	Rime
Yes	Yes	Absent	Yes

5. UNFINISHED BUSINESS: none

6. NEW BUSINESS: none

7. OTHER ITEMS OF BUSINESS:

- a. Planner Dosedall presented a County Development proposal for a Subdivision Amendment Application for a Commercial Planned Unit Development to Lot #31 of the Blue Door Subdivision submitted by Kenneth Hinton; agent: Richard O’Brien, on property located at 7351 Road 24.3, Cortez, CO, located south of Road G.3, east of Hwy 160-491, situated in Section 3, Township 35N, Range 16W, N.M.P.M. Planner Dosedall stated the applicant proposes to divide Lot #31 of the Blue Door Subdivision into two 1.5-acre parcels in order for the agent, Richard O’Brien to purchase the business that he has worked, for nearly 40 years. Each proposed parcel will continue the current activity. The property is located within the 1-Mile Area of Influence but outside of the Master Street Plan.

The Montezuma County Planning and Zoning Commission will hold a public hearing for this permit on September 14, 2023.

The Commissioners had no comments or concerns.

- b. Planner Dosedall presented a County Development proposal for a 4 Lot Moderate Subdivision and Rezoning Application submitted by Triple S Farms, LLC; agent: Ernie Maness, on property located at 26960 Road N, Cortez, CO, consisting of 13 acres, more or less, located south of Road N, west of Hwy 145, situated in Section 12, T.36N, R.16W, N.M.P.M. The Applicant proposes to create a 4 Lot Moderate Subdivision consisting of 3+ acre parcels. The property is located within the 3-Mile Road Master Plan area along County Road N. County Road N is designated as a Collector.

The Montezuma County Planning and Zoning Commission will hold a public hearing for this permit on April 14, 2022.

The Commissioners had no comments or concerns.

8. ADJOURNMENT:

Commissioner Waldron made a motion to adjourn. Commissioner Skvorc seconded and the vote follows:

Waldron	Skvorc	Weiss	Rime
Yes	Yes	Absent	Yes

PLANNING & ZONING COMMISSION

Robert Rime, Chairman

ATTEST:

Cheryl Lindquist, Deputy City Clerk



CITY OF CORTEZ
123 ROGER SMITH AVENUE
CORTEZ, CO 81321

October 03, 2023

Agenda Item: 4. a.

MEMO TO: Planning and Zoning Commission

FROM: Cheryl Lindquist, Permit Technician/Deputy City Clerk

SUBJECT: **Resolution No. 17, Series 2023**

BACKGROUND

The applicant, The S N Warehouse, LLC (the "Applicant"), is requesting approval of a conditional use permit to establish/renovate a storage facility located on the Property at 459 W North Street. There is an existing building on the western lot that has never been completed. The Applicant hopes to renovate the existing building into climate controlled indoor storage with a small office, meeting room and kitchen for employees. The second structure will consist of covered outdoor storage for large recreational vehicles, boats, etc. The eastern lot is currently vacant.

ISSUES

See Attached.

RECOMMENDATION

If the Planning and Zoning Commission so chooses to follow the recommendation of Staff, a possible motion the Commission could make is as follows:

I make a motion that the Planning and Zoning Commission approves P&Z Resolution No. 17, Series 2023, a resolution recommending that the City Council approves the conditional use permit and site development plan for a storage facility on property located at 459 W North St., Cortez, Colorado, in the Commercial Highway (C) zone, as submitted by S N Warehouse LLC with the Staff's recommended conditions as stated in the Resolution.

Attachments

Staff Report
Resolution No. 17, Series 2023
Documentation



*City of Cortez
Community &
Economic Development
123 Roger Smith Avenue
Cortez, CO 81321*

Meeting Date: October 3, 2023
Project No. LU23-08

STAFF REPORT

TO: Members of the Cortez Planning and Zoning Commission

FROM: Nancy Dosedall, Contract City Planner

SUBJECT: Application for a Conditional Use Permit / Site Development Plan for a proposed storage facility to be located at 459 W North Street, Cortez, CO, zoned C, Commercial Highway District (the “Property”).

APPLICANT: The S N Warehouse, LLC (Erin and Jeramie Neer)

OWNER: The S N Warehouse, LLC

ATTACHMENTS: P&Z Resolution No. 17, Series 2023
Project Narrative
Site Plan

BACKGROUND

The applicant, The S N Warehouse, LLC (the “Applicant”), is requesting approval of a conditional use permit to establish/renovate a storage facility located on the Property at 459 W North Street. There is an existing building on the western lot that has never been completed. The Applicant hopes to renovate the existing building into climate controlled indoor storage with a small office, meeting room and kitchen for employees. The second structure will consist of covered outdoor storage for large recreational vehicles, boats, etc. The eastern lot is currently vacant. A lot consolidation will be required prior to construction. Storage facilities are conditional uses in the Commercial Highway (C) zone.

The site is bounded on all sides by commercial properties, all zoned Commercial Highway (C).

DEVELOPMENT STANDARDS

Development Standard	C Zone Requirement	Proposed
Min. lot area (sq. ft.)	3,000	33,722 sq. ft. (after consolidation)

Min. front yard (ft.)	10'	10'
Min. side yard (ft)	0'	15'
Min. rear yard (ft)	7'	20'
Max. lot coverage	50%	42%
Min. floor area	n/a	n/a
Max height (ft)	50'	19' 3 1/8"
Parking	No code requirement	4 spaces provided
Landscaping	10% or 3,372 sq. ft.	10.3% or 3,467 sq. ft.

ISSUES

A conditional use is a use that may be permitted subject to conditions imposed upon the approval of the use that are designed to reasonably mitigate any adverse impacts upon surrounding properties. Both the planning commission and the city council shall use the following criteria in reviewing conditional use permit requests. It is specifically understood that certain criteria listed below may not apply to a particular application. The applicant shall adequately demonstrate that the applicable criteria have been met:

- (1) The proposed conditional use is compatible with adjacent existing uses and other allowed uses in the zoning district. Such compatibility shall be expressed in terms of appearance, architectural scale and features, site design and scope, landscaping, as well as the control of adverse impacts including noise, vibration, smoke, fumes, gas dust, odor, lighting, glare, traffic circulation, parking, or other undesirable or hazardous conditions.
- (2) The proposed conditional use has incorporated design features sufficient to protect adjacent uses including but not limited to: service areas, pedestrian and vehicular circulation, safety provisions, access ways to and from the site, buffering, fencing and site building placement.
- (3) All proposed accessory uses must demonstrate that they are necessary and desirable. All proposed accessory uses shall comply with the requirements of subsections(f)(1) and (2) of this section. Undesirable impacts created by these uses shall be controlled or eliminated.
- (4) Adequate public services (such as: streets, off-street parking, pedestrian facilities, water, sewer, gas, electricity, police and fire protection) must be available without the reduction of services to other existing uses.
- (5) Provisions for proper maintenance of the building, parking and loading areas, drives, lighting, signs, landscaping, etc. shall be provided.
- (6) The proposed conditional use shall conform to adopted plans, hours of operation, polices and requirements for parking and loading, signs, highway access, and all other applicable regulations of this code and other applicable regulations.

The purpose of the site plan review is to ensure compliance with all regulations and to protect the public health, safety and welfare, to promote balanced growth, to ensure adequate provision of public services and facilities and to guide the character of the city. Section 6-14.12 (f) of the Land Use Code ("LUC") states:

The Planning Commission in its consideration shall use the standards set forth in Chapter 5 of this code and shall include paving and layout of streets, alleys and sidewalks, means of ingress and egress, provisions for drainage, parking spaces, areas designated for landscaping, and other aspects deemed by the planning commission necessary to consider in the interest of promoting the public health, safety, order, convenience, prosperity and general welfare.

DISCUSSION

The Property is located in a commercial area in the Commercial Highway (C) zone, surrounded by commercial uses. Storage facilities are generally quiet, with limited impacts to neighboring properties in regards to traffic or other operating issues.

The existing structure was constructed in 1990, but never fully completed and is in need of major renovation and improvement prior to occupancy. The proposed project, as submitted meets all requirements of the C zone and criteria for a conditional use permit.

AGENCY REVIEW

Cortez Sanitation (Jan Nelson)

A sewer tap (Plant Investment Fee) will need to be purchased for this location. The fee is based on the water tap size.

GIS Coordinator (Doug Roth)

No concerns. Property owners may want to ask the County assessor to consolidate this under one property account since proposed improvements will span the lots.

Caution needs to be noted about the Fiber Optic line that appears to be on applicants' property approx 10 feet from the west side of the existing warehouse building.

CDOT (Dan Roussin)

I have reviewed the proposed Storage Facility to be located at 459 W. North Street. The storage facility doesn't have any direct access to the State Highway system. It is unlikely the development will increase the traffic on North Street by 20%; therefore, no access permit is needed for this development.

City Engineer (Kevin Kissler)

Please find engineering red lines attached for the SN Warehouse LLC plan set.

A key update for the Land Use Code update will be our drainage requirements. Below is a link to CRS for current drainage requirements mandated by the state. Given the City's lack of storm drainage infrastructure, it would be beneficial to reduce flooding by amending this requirement so that 97% of the 5 year storm intensity must INFILTRATE ONLY. Otherwise the standard CRS would be applicable.

https://mhfd.org/wp-content/uploads/2019/12/UDFCD_Stormwater_Legislation_Memo_2016-03-09-1.pdf

ALTERNATIVES

1. The Commission can recommend that the City Council approve the application for the conditional use permit/site development plan for the proposed storage facility on property located at 459 N West St., Cortez, Colorado, in the Commercial (C) zone; or
2. The Commission can recommend denial of the application for the conditional use permit/site development plan and state its reasons; or
3. The Commission can ask for more information and continue the application to a date certain; or

4. The Commission can recommend that City Council approve the application for the conditional use permit/site development plan, and state any conditions it feels would be necessary to ensure compliance with the Land Use Code.

RECOMMENDATION

Staff recommends Alternative “4” above, approval of the application for the conditional use permit/site development plan through P&Z Resolution No. 17, Series 2023, with the following 4 conditions:

1. All requirements of utility providers, City departments, CDOT and affected districts must be satisfied, as outlined in adopted City Codes and other regulatory documents. Specifically, all public improvements shall comply with the minimum requirements of the 2009 City of Cortez Construction Design Standards and Specifications.
2. The appropriate construction drawings and reports for the project, revised as required by the City Engineer shall be signed and stamped by a Colorado licensed architect or engineer, must be approved by the Building Official and City Engineer, and a building permit obtained prior to any construction on the Property.
3. A drainage report meeting CDPHE requirements shall be submitted and approved by the City Engineer prior to issuance of a building permit for the Property.
4. Prior to issuance of a building permit for the project, the lots will be consolidated.

If the Planning and Zoning Commission so chooses to follow the recommendation of Staff, a possible motion the Commission could make is as follows:

I make a motion that the Planning and Zoning Commission approves P&Z Resolution No. 17, Series 2023, a resolution recommending that the City Council approves the conditional use permit and site development plan for a storage facility on property located at 459 W North St., Cortez, Colorado, in the Commercial Highway (C) zone, as submitted by S N Warehouse LLC with the Staff’s recommended conditions as stated in the Resolution.

**CITY OF CORTEZ
PLANNING AND ZONING COMMISSION
RESOLUTION NO. 17, SERIES 2023**

A Resolution Recommending Approval of a Conditional Use Permit and Site Development Plan for a parcel located at 459 W North Street, Cortez, Colorado, zoned C, Commercial Highway

WHEREAS, the owner/applicant, The S N Warehouse, LLC (the “Owner/applicant”), has applied for review of a Conditional Use Permit and Site Plan for a storage facility to be located at 459 W North Street, Cortez, Colorado, and more particularly described as (the “Property”):

Lots 4, 5, 6, 7, 8 and 9, Block 2W, Western Addition, according to the plat thereof filed for record November 20, 1947 in Book 1 at Page 56, also known as 459 W North, Cortez, Colorado

WHEREAS, the Owner/applicant presented a request and necessary submittal items for review of the application by the City Planning and Zoning Commission at a regular meeting held on October 3, 2023; and

WHEREAS, Section 6.10 of the Cortez Land Use Code, Conditional Use Permits, indicates that the owner or developer of a property may request a conditional use permit for development of said property; and

WHEREAS, the Planning and Zoning Commission reviewed the request for a Conditional Use Permit and is recommending approval of the request on the Property, as evidenced in the adoption of this P&Z Resolution No. 17, Series 2023; and

WHEREAS, based on the evidence and testimony presented at said meeting, the Planning and Zoning Commission is recommending that the City Council approve the requested Conditional Use Permit; and

WHEREAS, it appears that all requirements of Chapters 5.00 and 6.00 of the City’s Land Use Code for development of this site have been met.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF CORTEZ PLANNING AND ZONING COMMISSION:

THAT, this P&Z Resolution No. 17, Series 2023, establishes the conditions of approval for a Conditional Use Permit on the Property; and

THAT, the Conditional Use Permit for the Property is hereby recommended to City Council for approval, subject to the following conditions to ensure compliance with the standards in the Cortez Land Use Code for a conditional use permit:

- a. All requirements of utility providers, City departments, CDOT and affected districts must be satisfied, as outlined in adopted City Codes and other regulatory documents. Specifically, all public improvements shall comply with the minimum requirements of the 2009 City of Cortez Construction Design Standards and Specifications and all requirements of CDOT for required highway improvements.
- b. The appropriate construction drawings and reports for the project, revised as required by the City Engineer shall be signed and stamped by a Colorado licensed architect or engineer, must be approved by the Building Official and City Engineer, and a building permit obtained prior to any construction on the Property.
- c. A drainage report meeting CDPHE requirements shall be submitted and approved by the City Engineer prior to issuance of a building permit for the Property.
- d. Prior to issuance of a building permit for the project, the lots will be consolidated.

MOVED, SECONDED, AND ADOPTED THIS 3rd DAY OF OCTOBER, 2023

PLANNING AND ZONING COMMISSION

Robert Rime, Chairman

ATTEST:

Cheryl Lindquist, Deputy City Clerk

Conditional Use Permit Application Checklist

Date: Sept. 5, 2023

APPLICANT: Jeremy and Erin Neer

ADDRESS: 459 W. North St, Cortez, Co. 81321

PHONE/FAX: 970-729-1619

FOR: RV and Boat Storage

Submittal Requirements:

- Letter of petition requesting conditional use permit
- Title certificate from licensed title company or attorney listing:
 - The name of the property owner(s)
 - All liens
 - All easements and judgments of record affecting the subject property

The Petition Shall Show or be Accompanied By:

- Street address and legal description of the property
- Any and all plans, information, operating data and expert evaluation necessary to clearly explain the location, function & characteristics of any building or proposed use. Such as floor plans, site plan, or operating information. Provide a detailed narrative addressing the applicable criteria for a CUP, LUC section 6.10(f).
- Filing fee (\$300) to cover the costs of review in accordance with the current adopted fee schedule

Notification Requirements

- _____ Public hearing notice to paper 15 days prior to **P&Z** Meeting (20 days for paper to print on the 15 day schedule)
- _____ Notice to landowners 15 days prior to P&Z meeting

- _____ Public Hearing notice to paper 15 days prior to **Council** Meeting (20 days for paper to print on the 15 day schedule)

SITE PLANS
(Land Use Code Section 6.14)

Contractor's Name: TBD Phone/Fax: _____

Owner's Name: Jeremy and Erin Neer Phone/Fax: 970-729-1619

Address: 459 W North St, Cortez CO 81321 Zone District: Commercial Highway

Legal Description (Lot & Block): Subdivision: WESTERN Lot: 4-9 Block: 2 .516AC B416 P78 B429 P280-281

Existing Use: NA Proposed Use: RV and Boat Storage

Lot Dimensions: 150' x 224.75', Proposed Proposed GFA(Gross Floor Area): 14,067 SQFT

Application Requirements

_____ 3 copies of site plan drawn to scale, titled "Preliminary Site Plan"
_____ Scale and north point indicated
_____ Name of street on drawing _____
_____ Fees \$650.00

_____ Site plan shall contain, but not limited to:

- | | |
|--|---|
| <ul style="list-style-type: none"><input type="checkbox"/> Drives, streets, and rights-of-way<input type="checkbox"/> Easements<input type="checkbox"/> Location and dimensions of structures and signs<input type="checkbox"/> Typical elevations of such buildings<input type="checkbox"/> Access ways, including points of ingress, egress<input type="checkbox"/> Parking, loading, and refuse areas<input type="checkbox"/> Common open space<input type="checkbox"/> Landscaping and open spaces<input type="checkbox"/> Topography<input type="checkbox"/> Specific areas proposed for specific types of land use<input type="checkbox"/> Lots or plots<input type="checkbox"/> Area proposed for dedication<input type="checkbox"/> Parks and parkways<input type="checkbox"/> School sites<input type="checkbox"/> Wetlands | <ul style="list-style-type: none"><input type="checkbox"/> Narrative describing the proposed development, Lot, Block and subdivision description, and name(s), address and phone number of the property owner(s) must be attached to the plat<input type="checkbox"/> A copy of the warranty deed and title commitment current within thirty days of submittal.<input type="checkbox"/> Five copies of the drainage plan.<input type="checkbox"/> Five copies of the landscape plan.<input type="checkbox"/> Five copies of building elevations of all sides to include rooftop mechanical structures and showing screening of rooftop mechanical devices.<input type="checkbox"/> Surface and subsurface soils report.<input type="checkbox"/> Additional copies may be requested for the referral process<input type="checkbox"/> Certification of notification of mineral estate owners as described in Section 6.04 (b)(19). |
|--|---|

Review Procedures/Approval Requirements

_____ Site plan submittal, narrative, fees, and application form **\$650.00**
_____ PN in paper 15 days prior to **P&Z** meeting on October 3, 2023 6:30 pm
Action of **P&Z**: _____

_____ PN in paper 15 days prior to **Council** meeting on October 24, 2023 7:30 pm
Action of **Council**: _____

_____ Certificate of Occupancy, provided that:
 Landscaping requirements met
 Drainage plan approved by City Engineer
 Parking lot and drainage facilities are in
 Fire flow/prevention approved by Cortez Fire District
 Other requirements are met by agencies and Building Official

||||||| clark & chapin architects

Dolores CO | Seattle WA | 970 799 0274

Planning Narrative - Proposed Storage Facility

2023.08.31

Jeramie and Erin Neer
(970) 729-1619

Proposed Storage Facility

Address:

459 W North St, Cortez CO 81321

Parcel Number:

561127102010

Legal Description:

Subdivision: WESTERN Lot: 4-9 Block: 2 .516AC B416 P78 B429 P280-281

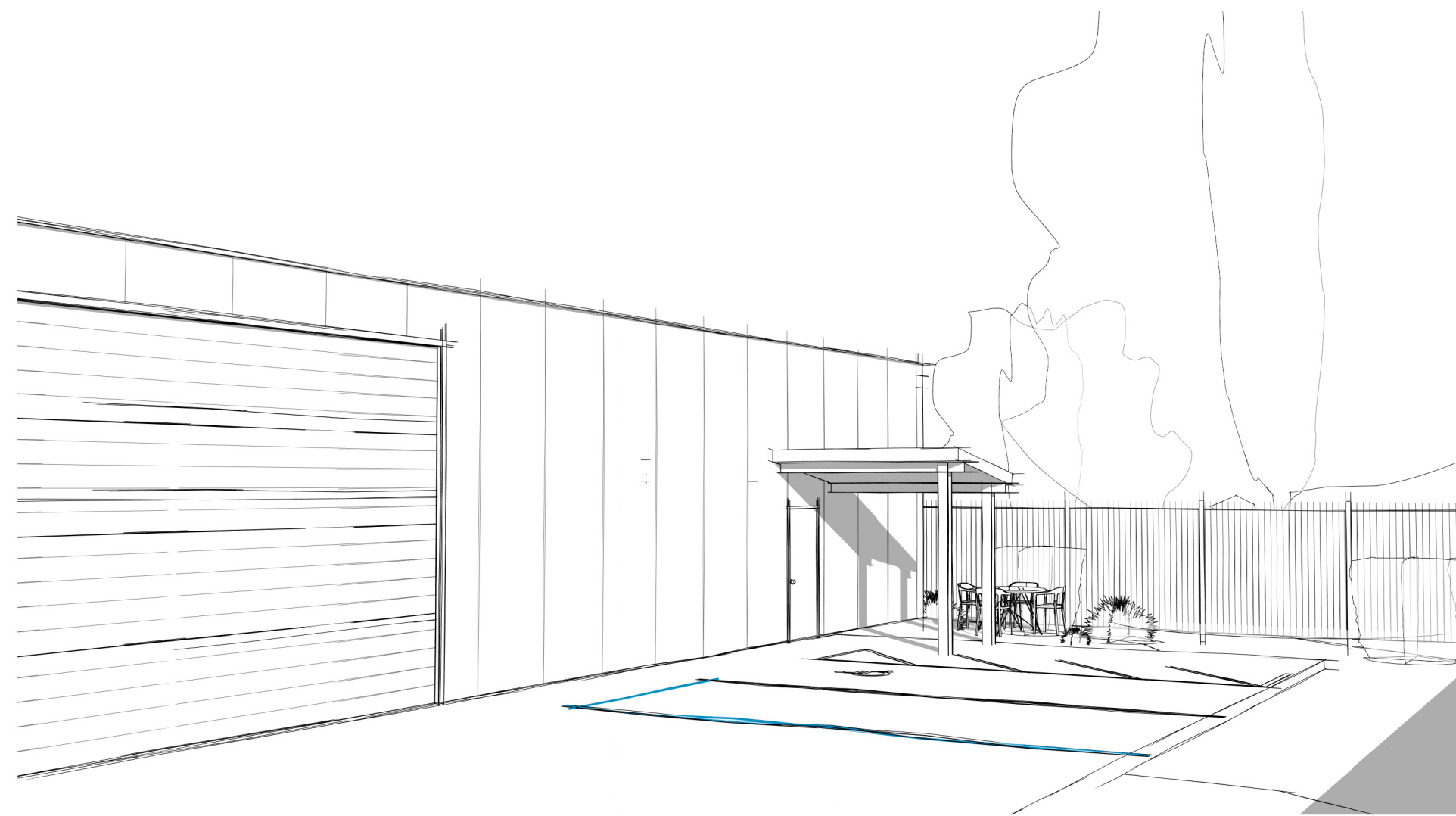
The proposed storage facility at 459 W North Street will house recreational vehicles, boats, cars and other large items. The existing building will be indoor climate-controlled storage and include a small entry foyer, office, meeting room and kitchen facilities. The building will be re-roofed, water-proofed and insulated, will have a concrete slab, and sewer and water tied in. It will have fire sprinklers throughout. The covered outdoor storage will accommodate large recreational vehicles, boats, vehicles, etc. not requiring climate control. It will be a typical prefab steel framed and roofed building.

As shown in the drawings, we are under the maximum required lot coverage, meet setback, landscaping, drainage / civil, etc. requirements, and are hugely improving what is a long-neglected parcel adjacent to downtown Cortez.

We feel that the parking requirements are not clearly defined for this use case and are proposing what logically seems like adequate parking for the anticipated use. We propose (4) total concrete parking spaces. (1) ADA space, and (3) additional spaces. The only traffic requiring parking will be someone occasionally coming to pay a bill or check in on their stored vehicle. There is no reason for regular visits. There is also plenty of extra space for parking in front of a vehicle stored in the open shed storage area.

Thank you for your consideration of this proposal. We look forward to working with you to help us improve and enhance this long unused parcel in the heart of the Cortez commercial district.

Sincerely, Matt Clark & Jeramie & Erin Neer



Project Contacts

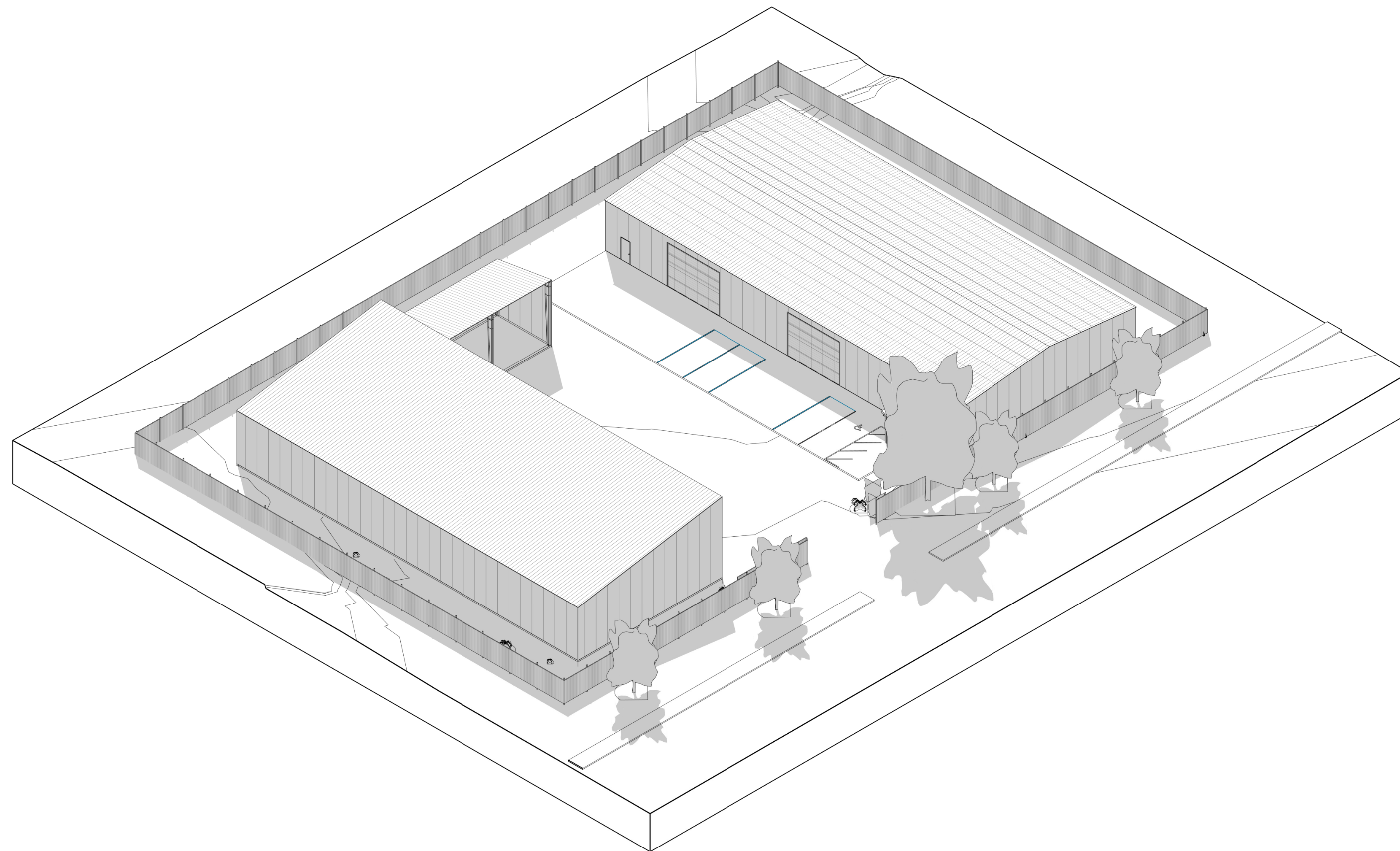
Name, Role	Phone	Email
SN WAREHOUSE LLC (ERIN & JERAMIE NEER), CLIENT	970-728-1619	ERIN@SWEETBOOKSLLC.COM
MATTHEW CLARK, ARCHITECT	970 799 0274	MATT@CLARKCHAPIN.COM
ANDREW RAPIEJKO, CIVIL ENGINEER	970 946 3175	MOUNTAINCIVILDURANGO@GMAIL.COM
TBD, CONTRACTOR		

Sheet Index

GENERAL	
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G-001	Project Overview
G-002	Site Plan
G-003	Site Plan - Landscaping
G-004	Site Survey
G-005	Site Plan - Orthomosaic
ARCHITECTURAL	
A-101	Main Level Plan
A-104	Roof Plan
A-201	Exterior Elevations
A-202	Exterior Elevations
A-203	Exterior Elevations
A-204	Exterior Elevations

clark & chapin architects

970 799 0274
WWW.CLARKCHAPIN.COM



SN Storage

Not for Construction

Revisions

NO.	DESCRIPTION	DATE
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Project

ADDRESS	
CLIENT	SN Warehouse LLC
ARCHITECT	Matthew Clark
PROJECT NO.	2109

Sheet and Set

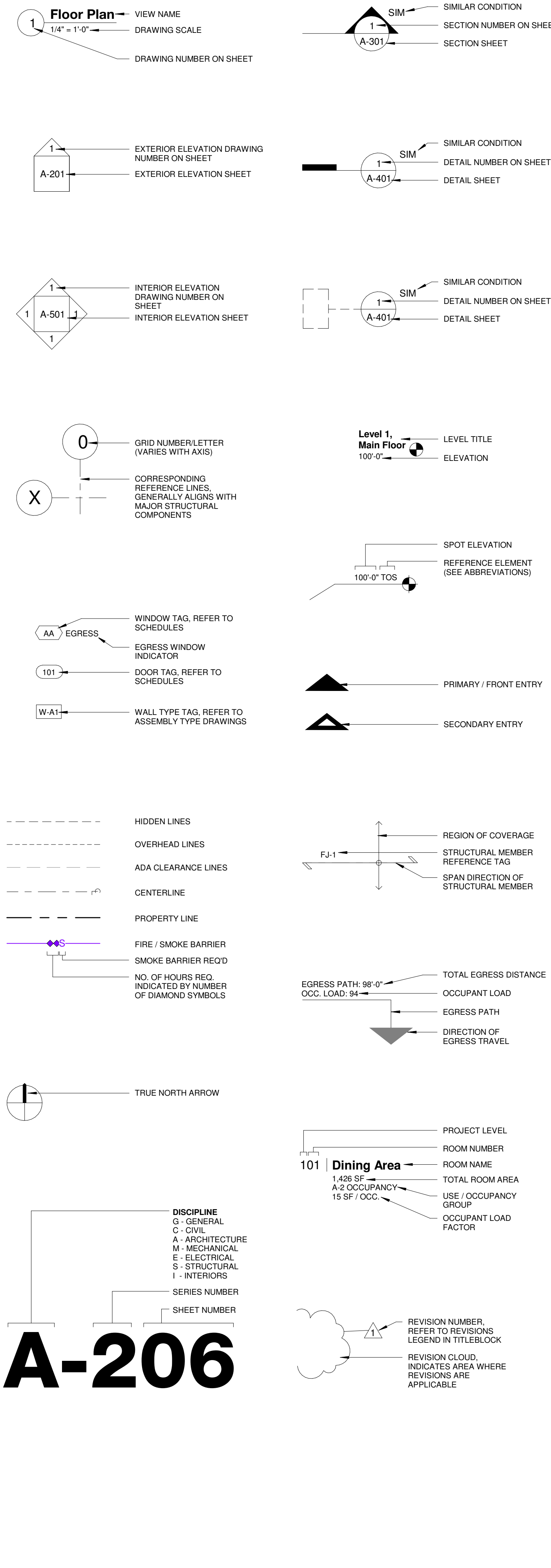
DRAWINGS BY	MC
DRAWINGS SET	Planning Review 1
ISSUE DATE	23.09.05
SHEET TITLE	Cover Sheet
SHEET NUMBER	

G-000

Abbreviations

A	
ABV	ABOVE
ACT	ACOUSTICAL CEILING TILE
AFF	ABOVE FINISHED FLOOR
AHF	AIR HANDLING UNIT
ALT	ALTERNATE
ALUM	ALUMINUM
APA	THE ENGINEERED WOOD ASSOCIATION (RATED)
APPROX	APPROXIMATELY
AVG	AVERAGE
B	
B.O.	BOTTOM OF
BLDG	BUILDING
BLKG	BLOCKING
BOT	BOTTOM
C	
CJ	CONTROL JOINT
CL	CENTERLINE
CLG	CEILING
CLO	CLOSET
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CO	CARBON MONOXIDE DETECTOR
CONC	CONCRETE
CONT	CONTINUOUS
D	
DEMO	DEMOLITION
DIM	DIMENSION
DN	DOWN
E	
EL	ELEVATION
ELEC	ELECTRIC
EQ	EQUAL
EX	EXISTING
EXT	EXTERIOR
F	
FA	FIRE ALARM
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FINISH FLOOR
FIN	FINISH
FX	FIXTURE
FLR	FLOOR
FOC	FACE OF CONCRETE
FOF	FACE OF FRAMING
FOM	FACE OF MASONRY
FRP	FIRE REINFORCED PLASTIC
FT	FOOT / FEET
FTG	FOOTING
G	
GALV	GALVANIZED
GLB	GLU-LAM BEAM
GWB	GYP-SUM WALLBOARD
GYP. BD.	GYP-SUM BOARD
H	
H-C HB	HOSE BIB, HOT & COLD SPIGOTS (FROST FREE)
HB	HOSE BIB (FROST FREE)
HDWR	HARDWARE
HM	HOLLOW METAL
I	
IBC	INTERNATIONAL BUILDING CODE
IECC	INTERNATIONAL ENERGY CONSERVATION CODE
INFO	INFORMATION
INSUL	INSULATION
INTL	INTERIOR
J	
JAN	JANITOR
K	
KIT	KITCHEN
KPD	KICKPAD
KPL	KICKPLATE
L	
LAM	LAMINATE
LBR	LUMBER
LBS	POUND(S)
LF	LINEAR FEET
LN	LINEAR
LOC	LOCATE / LOCATION
LVL	LAMINATED VENEER LUMBER
LVR	LOUVER
M	
MATL	MATERIAL
MEZZ	MEZZANINE
MFR	MANUFACTURER(ED)
MD	MIDDLE
MIN	MINIMUM
MISC.	MISCELLANEOUS
MOD.	MODIFY
MTL	METAL
N	
N	NORTH
NA	NOT APPLICABLE
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
NC	NOT IN CONTRACT
NO.	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
O	
OV	OVER
OCFI	OWNER FURNISHED, CONTRACTOR INSTALLED
OH	OVERHEAD
OPP	OPPOSITE
P	
PERF	PERFORATED
PL	PROPERTY LINE
PLAM	PLASTIC LAMINATE
PLYWD	PLYWOOD
PML	PANEL
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	PRESSURE TREATED
PWR	POWER
Q	
QTY	QUANTITY
R	
R	RISER(S)
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
RM	ROOM
RO	ROUGH OPENING
S	
SCHED	SCHEDULE
SD	SMOKE DETECTOR
SF	SQUARE FOOT / FEET
SIM	SIMILAR
SM	SHEET METAL
SPEC	SPECIFICATION(S)
STD	STANDARD
STRUC	STRUCTURE / STRUCTURAL
T	
T	TREAD(S)
T & G	TONGUE AND GROOVE
T.O.	TOP OF
TEMP	TEMPORARY
THK	THICKNESS
TOB	TOP OF BEAM / TOP OF BEARING
TCC	TOP OF CONCRETE
TOF	TOP OF FOOTING
TOS	TOP OF SLAB
TOW	TOP OF WALL
TRTD	TREATED
U	
UNON	UNLESS OTHERWISE NOTED
V	
VFY	VERIFY
VIF	VERIFY IN FIELD
W	
W	WITH
WO	WITHOUT
WF	WIDE FLANGE

Graphic Legend



General Notes & Conditions of the Contract for Construction

- 1.1 CONSTRUCTION PROCEDURES
 - A. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR:
 1. THE MEANS, METHODS, TECHNIQUES, STRATEGIES, SEQUENCES AND PROCEDURES FOR COORDINATING AND EXECUTING ALL PORTIONS OF THE WORK.
 2. THE DESIGN AND CONSTRUCTION OF TEMPORARY SUPPORTS, STRUCTURES, SCAFFOLDS, SHORING, BRACING, AND ANY OTHER SUCH TEMPORARY ELEMENTS USED TO EXECUTE THE WORK.
 3. PROVIDING JOBSITE SAFETY IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
 4. PROTECTION OF ALL CONSTRUCTION MATERIALS, PRODUCTS, FINISHES AND EQUIPMENT THROUGHOUT THE CONSTRUCTION PROJECT AND PRIOR TO PROJECT FINAL APPROVAL.
- 1.2 SAFETY OF PERSONS AND PROPERTY
 - A. CONTRACTOR SHALL BE RESPONSIBLE TO:
 1. ENSURE COMPLIANCE WITH THESE REQUIREMENTS AND ALL OTHER APPLICABLE SAFETY REQUIREMENTS AND REGULATIONS.
 2. IDENTIFY IN ADVANCE OF CONSTRUCTION ANY PORTION OF THE WORK THAT MAY BE CAUSE FOR SUBSTANDARD SAFETY CONDITIONS.
 3. PROVIDE TIMELY WRITTEN NOTICE TO THE OWNER AND ARCHITECT REGARDING ANY WORK THAT MAY BE CAUSE FOR SUBSTANDARD SAFETY CONDITIONS.
 4. AUTHORIZE IMMEDIATE ACTION TO STOP WORK AND CORRECT SUBSTANDARD SAFETY CONDITIONS.
 5. BE RESPONSIBLE FOR THE CONTROL, AVAILABILITY, AND USE OF SAFETY EQUIPMENT, INCLUDING EMPLOYEE PERSONAL PROTECTIVE EQUIPMENT.
 6. MAKE THOROUGH, REGULAR SAFETY INSPECTIONS OF THE WORK SITE AND IMMEDIATELY ACT TO ELIMINATE UNSAFE ACTS AND UNSAFE CONDITIONS.
 7. INVESTIGATE WORK SITE ACCIDENTS AND RECOMMEND IMMEDIATE CORRECTIVE ACTION.
 8. ASSIST IN THE PREPARATION OF ACCIDENT INVESTIGATION AND REPORTING PROCEDURES.
 9. BE RESPONSIBLE FOR THE CONTROL, AVAILABILITY, AND USE OF SAFETY EQUIPMENT, INCLUDING EMPLOYEE PERSONAL PROTECTIVE EQUIPMENT.
- 1.3 SUBMITTALS
 - A. THE CONTRACTOR IS RESPONSIBLE FOR THE PREPARATION OF A SUBMITTAL SCHEDULE. TO BE PROVIDED TO THE ARCHITECT AND THE OWNER, IN ORDER TO FACILITATE TIMELY SUBMITTAL REVIEWS.
 - B. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING A SUBMITTAL FOR ANY EQUIPMENT, PRODUCT, MATERIAL OR FINISH NOT SPECIFIED IN THESE NOTES OR DRAWINGS PRIOR TO PURCHASE AND INSTALLATION.
 - C. THE CONTRACTOR SHALL REVIEW ALL SUBMITTALS PRIOR TO ISSUANCE TO THE ARCHITECT, ENGINEERS OR THE OWNER FOR FURTHER REVIEW.
 - D. IN ISSUING ANY SUBMITTALS TO THE ARCHITECT, ENGINEERS OR OWNERS, THE CONTRACTOR IS REPRESENTING THAT:
 1. THE CONTRACTOR HAS REVIEWED, VERIFIED AND ACCEPTED RESPONSIBILITY FOR THE FINAL DIMENSIONS INDICATED ON THE SUBMITTAL.
 2. THE CONTRACTOR HAS REVIEWED, VERIFIED AND ACCEPTED RESPONSIBILITY FOR THE INSTALLATION PROCEDURE, MEANS AND METHODS DESCRIBED OR NOT DESCRIBED.
 3. THE CONTRACTOR HAS REVIEWED, VERIFIED AND ACCEPTED RESPONSIBILITY FOR THE SAFETY REQUIREMENTS RELATED TO THE DELIVERY AND INSTALLATION OF THE SUBMITTED ITEM(S).
 - E. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR JURISDICTIONAL APPROVAL OF ALL DEFERRED SUBMITTALS, INCLUDING BUT NOT LIMITED TO ELECTRICAL, MECHANICAL, PLUMBING AND FIRE PROTECTION.
- 2.1 APPLICABLE CODES
 - A. THIS PROJECT SHALL COMPLY WITH THE FOLLOWING CURRENT CODES:
 - INTERNATIONAL RESIDENTIAL CODE, 2018 (IRC 2018)
 - INTERNATIONAL ENERGY CODE, 2018 (IEC 2018)
 - UNIFORM PLUMBING CODE, 2018 (UPC 2018)
 - NATIONAL ELECTRICAL CODE, 2020 (NFPA 70)
 - B. THE CONTRACTOR OR CONTRACTORS ASSUMING WORK DEPICTED IN THE APPROVED PERMIT DRAWINGS SHALL BE RESPONSIBLE FOR INSPECTIONS AND APPROVALS CORRESPONDING WITH ALL CODES.
 - C. IN THE EVENT THE DRAWINGS ILLUSTRATE A CONDITION THAT VIOLATES THE APPLICABLE CODES OR REGULATIONS, THE CONTRACTOR SHALL STOP WORK AND NOTIFY THE ARCHITECT IN WRITING.
 - D. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ADDITIONAL CODE REQUIREMENTS, AS WELL AS ANY ADDITIONAL OWNER REQUIREMENTS, INCLUDING BUT NOT LIMITED TO:
 1. ALL WORK OR CONSTRUCTION ACTIVITIES OCCURRING IN OR EFFECTING THE PUBLIC RIGHT OF WAY.
 2. ALL WORK REQUIRING USE OF TEMPORARY CONSTRUCTION ACCESS EASEMENTS, SHARED EASEMENTS, OR OCCURRING ON ADJACENT PROPERTIES.
 3. JURISDICTIONAL LIMITS ON HOURS OF CONSTRUCTION ACTIVITY AND NOISE DECIBEL LEVELS.
 4. ALL TEMPORARY SHORING, SCAFFOLDING, LIFTING, BRACING, OR SUPPORTING STRUCTURES OR ELEMENTS.
- 2.2 PERMITS AND INSPECTIONS
 - A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS, INSPECTIONS AND APPROVALS CORRESPONDING WITH ALL JURISDICTIONAL CODES, INCLUDING BUT NOT LIMITED TO:
 1. CONSTRUCTION OR BUILDING PERMIT (IF NOT ALREADY ACQUIRED BY OWNER OR ARCHITECT).
 2. ANY PRE-CONSTRUCTION AND FIRST EARTHWORK DISTURBANCE INSPECTIONS.
 3. ALL REGULAR JURISDICTIONAL INSPECTIONS (E.G. REBAR, FRAMING, STRUCTURAL CONNECTIONS, WATERPROOFING AND INSULATION) THROUGHOUT CONSTRUCTION, PRIOR TO MATERIAL COVERAGE.
 4. ALL MECHANICAL, ELECTRICAL, AND PLUMBING PERMITS AND INSPECTIONS.
 5. ALL SYSTEMS RELATED TO FIRE PROTECTION, FIRE SUPPRESSION, SMOKE CONTROL, EMERGENCY ALARMS, SMOKE AND HEAT REMOVAL, AND CARBON MONOXIDE DETECTION.
 6. ALL LOCAL DEPARTMENT OF TRANSPORTATION PERMITS AND INSPECTIONS FOR ANY CONSTRUCTION ACTIVITIES OCCURRING IN THE PUBLIC RIGHT OF WAY.
 7. ALL TEMPORARY SUPPORTS, STRUCTURES, SCAFFOLDS, SHORING, BRACING, AND ANY OTHER SUCH TEMPORARY ELEMENTS USED TO EXECUTE THE WORK.
 8. ALL SPECIAL INSPECTIONS FOR EARTHWORK, METAL WORK, PREFABRICATED TIMBER ELEMENTS, OR ANY OTHER ELEMENT REQUIRING SPECIAL INSPECTIONS BY THE JURISDICTIONS HAVING AUTHORITY.
 9. CLOSOUT OF ALL PERMITS AND ACQUISITION OF CERTIFICATE OF OCCUPANCY AND ANY OTHER REQUIRED SIGN-OFFS OR DOCUMENTATION.
- 2.4 DIMENSIONS AND QUANTITIES IN DRAWINGS
 - A. ACCURATE FIELD MEASUREMENTS REQUIRED FOR THE PURPOSES OF ORDERING OR MANUFACTURING PRODUCTS, MATERIALS, OR EQUIPMENT ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
 - B. ACCURACY OF ALL DIMENSIONS GIVEN ON SUBMITTALS AND SHOP DRAWINGS, REGARDLESS OF APPROVAL FROM THE ARCHITECT OR OWNER, ARE THE RESPONSIBILITY OF THE CONTRACTOR.
 - C. IF THE CONTRACTOR OR SUBCONTRACTORS ENCOUNTER CONFLICTS IN DIMENSIONS THAT ARE PROHIBITIVE TO THE DESIGN, NOTIFY THE OWNER AND ARCHITECT IN WRITING IMMEDIATELY.
- 3.1 WOOD FRAMING
 - A. FIREBLOCKING LOCATIONS PER DRAWINGS AND AT ANY CONCEALED, CONTINUOUS OPENINGS AT MAX. 10' HORIZONTALLY AND VERTICALLY AT CEILINGS & FLOORS. ACCEPTABLE FIREBLOCKING INCLUDES:
 1. TWO-INCH NOMINAL LUMBER.
 2. TWO THICKNESSES OF 1/2-INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS.
 3. ONE THICKNESS OF 23/32-INCH WOOD STRUCTURAL PANELS.
 4. ONE THICKNESS OF 3/4-INCH PARTICLEBOARD WITH JOINTS BACKED BY 3/4-INCH PARTICLEBOARD.
 5. ONE HALF-INCH GYP-SUM BOARD.
 6. ONE-QUARTER-INCH CEMENT-BASED MILLBOARD.
 7. BATTS OR BLANKETS OF MINERAL WOOL OR MINERAL FIBER OR OTHER APPROVED MATERIALS INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE.
 - B. ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED AND MARKED BY AN APPROVED TESTING AGENCY, OR SEPARATED FROM THE CONCRETE BY A COMPATIBLE MATERIAL. CONTRACTOR IS RESPONSIBLE FOR COORDINATING BLOCKING REQUIREMENTS FOR ALL CABINETS, SHELVES, HARDWARE, LIGHT FIXTURES, HANDRAILS, GRAB BARS, BATH/TOILET ACCESSORIES, ETC.
- 3.2 FENESTRATION, WINDOWS, DOORS, SKYLIGHTS, AND GLAZING
 - A. ALL NEW FENESTRATION MUST BE TESTED AND CERTIFIED FOR U-LEVEL RATINGS IN ACCORDANCE WITH NFRC 100, AND BEAR A MANUFACTURER'S LABEL INDICATING SUCH.
 - B. EMERGENCY (ESCAPE AND RESCUE) OPENINGS SHALL HAVE A MIN. CLEAR OPENING OF 119 OR UL 263, FOR THE SPECIFIC APPLICATION.
 - C. SAFETY GLAZING SHALL BE PROVIDED FOR IN ALL OF THE FOLLOWING HAZARDOUS LOCATIONS:
 1. GLAZING IN A SWINGING, SLIDING, OR FOLDING DOOR
 2. ALL GLAZING WITHIN A 24" RADIUS OF A DOOR SWING. GLAZING WITH A SILL GREATER THAN 60" ABOVE THE FLOOR IS EXEMPT)
 3. ALL GLAZING GREATER THAN 9 SF THAT IS LESS THAN 18" ABOVE THE FLOOR
 4. ALL GLAZING IN GUARDS AND RAILING
 5. ALL GLAZING IN, AND WITHIN 80" HORIZONTALLY OF A BATHTUB, HOT TUB, SPA, WHIRLPOOL, SWIMMING POOL, SHOWER, SAUNA, STEAM ROOM, OR OTHER WET-SURFACE ENVIRONMENT.
 6. ALL GLAZING LESS THAN 36" ABOVE THE WALKING PLANE OF AN ADJACENT STAIR RUN, STAIR LANDING, OR RAMP
 7. ALL GLAZING IN SKYLIGHTS
- 3.3 FIRE PROTECTION
 - A. SMOKE DETECTION AND NOTIFICATION SYSTEMS REQUIRED INSIDE EACH SLEEPING ROOM, OUTSIDE EACH SLEEPING AREA IN THE VICINITY OF THE SLEEPING ROOMS, AND AT EACH STORY OF THE DWELLING.
 - B. CARBON MONOXIDE DETECTION SYSTEMS REQUIRED OUTSIDE EACH SLEEPING AREA IN THE VICINITY OF THE SLEEPING ROOMS, AND AT EACH STORY OF THE DWELLING.
 - C. SMOKE AND CARBON MONOXIDE DETECTION AND NOTIFICATION SYSTEMS TO BE HARD-WIRED TO THE BUILDING POWER WITH BATTERY BACKUP.
 - D. SMOKE AND CARBON MONOXIDE DETECTION AND NOTIFICATION SYSTEMS TO BE INTERCONNECTED SUCH THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL OTHER ALARMS.
 - E. DOORS BETWEEN GARAGE AND LIVING AREAS SHALL BE SOLID-CORE, 20-MINUTE RATED W/ SELF-CLOSING HINGES.
 - F. WALLS AND PARTITIONS BETWEEN GARAGE AND LIVING AREAS SHALL BE 1-HOUR RATED CONSTRUCTION.
 - G. FLOORS AND CEILINGS BETWEEN GARAGE AND LIVING AREAS SHALL BE 1-HOUR RATED CONSTRUCTION.
- 3.4 MECHANICAL, ELECTRICAL AND PLUMBING
 - A. MECHANICAL, ELECTRICAL, AND PLUMBING PERMITS ARE THE RESPONSIBILITY OF THE CONTRACTOR.
 - B. A DWELLING UNIT SHALL BE PROVIDED WITH HEATING EQUIPMENT CAPABLE OF MAINTAINING AN AVG. TEMP. OF 70°F AT A HEIGHT OF 3' ABOVE THE FLOOR W/ OUTSIDE TEMP. PER SEC 2015.
 - C. AT LEAST ONE THERMOSTAT SHALL BE PROVIDED FOR EACH SEPARATE HEATING AND COOLING SYSTEM.
 - D. ALL FUEL BURNING APPLIANCES LOCATED INSIDE THE BUILDING ENVELOPE SHALL OBTAIN AIR FROM OUTDOORS
 - E. HOT WATER TANKS & FURNACES:
 1. SHALL BE LOCATED 18" ABOVE THE FLOOR IF APPLIANCE GENERATES SPARK OR FLAME
 2. SHALL BE ANCHORED OR STRAPPED TO PREVENT OVERTURN.
 3. SHALL BE PLACED ON R-10 PAD IF LOCATED IN UNHEATED SPACE OR CONCRETE FLOOR.
 4. IF LOCATED IN A GARAGE, HOT WATER TANKS & FURNACES SHALL BE PROTECTED FROM VEHICLE COLLISION.
 - F. 75% MIN. OF LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICIENCY LAMPS.
 - G. THE MAIN ELECTRICAL SERVICE OR FEEDER PANEL SHALL HAVE A RESERVED SPACE TO ALLOW INSTALLATION OF A DUAL POLE CIRCUIT BREAKER AND SHALL BE LABELED 'FOR FUTURE SOLAR ELECTRIC.'
 - H. NEW SERVICE HOT WATER SYSTEMS:
 1. SHALL BE HEATED WATER CIRCULATION AND/OR TEMPERATURE MAINTENANCE SYSTEMS
 2. SHALL MAINTAIN WATER TEMPERATURE IN THE SYSTEM VIA AUTOMATIC CIRCULATION PUMP(S) OR ELECTRIC HEAT TRACE ELEMENT(S)
 3. SHALL NOT OPERATE VIA GRAVITY OR THERMOSYPHON CIRCULATION.
 - I. EXHAUST DUCT TERMINATIONS:
 1. SHALL BE NOT LESS THAN 3 FEET FROM PROPERTY LINES.
 2. SHALL BE NOT LESS THAN 3 FEET FROM MECHANICAL AND NONOPERABLE OPENINGS INTO THE HOUSE, SUCH AS WINDOWS AND DOORS.
 3. SHALL BE NOT LESS THAN 10 FEET FROM MECHANICAL AIR INTAKES EXCEPT WHERE THE OPENING IS LOCATED 3 FEET ABOVE THE AIR INTAKE.
- 3.5 WHOLE HOUSE VENTILATION SYSTEMS
 - A. WHOLE HOUSE VENTILATION SYSTEMS SHALL MEET THE FOLLOWING MINIMUM STANDARDS:
 1. THEY SHALL PROVIDE CONTINUOUS OR INTERMITTENT OUTDOOR AIR TO EACH DWELLING UNIT AT A RATE DETERMINED IN ACCORDANCE WITH SRC TABLES M1507.3.3(1), M1507.3.3(2).
 2. THEY SHALL PERFORM ACOUSTICALLY AT A SONE RATING OF 1.0 OR LESS.
 3. THEY SHALL HAVE CONTROLS THAT ARE READILY ACCESSIBLE TO OCCUPANTS.
 4. THEY SHALL BE EQUIPPED WITH OPERATING INSTRUCTIONS THAT ARE PROVIDED BY THE INSTALLER TO THE OCCUPANTS UPON INSTALLATION.
 5. THEY SHALL ALSO MEET THE FOLLOWING REQUIREMENTS FOR CONTINUOUS OR INTERMITTENT OPERATION DESCRIBED BELOW.
 - B. CONTINUOUSLY OPERATING WHOLE HOUSE VENTILATION SYSTEMS SHALL MEET THE FOLLOWING MINIMUM STANDARDS:
 1. THEY SHALL BE EQUIPPED WITH AN OVERRIDE CONTROL, LABELLED 'WHOLE HOUSE VENTILATION (SEE OPERATING INSTRUCTIONS).'
 2. THEY SHALL BE EQUIPPED WITH OVERRIDE CONTROLS CAPABLE OF OPERATING THE VENTILATION SYSTEM WITHOUT ENERGIZING OTHER APPLIANCES OR FIXTURES.
 - C. INTERMITTENTLY OPERATED WHOLE HOUSE VENTILATION FAN SHALL MEET THE FOLLOWING MINIMUM STANDARDS:
 1. THEY SHALL BE CAPABLE OF OPERATING INTERMITTENTLY AND CONTINUOUSLY
 2. THEY SHALL BE EQUIPPED WITH CONTROLS CAPABLE OF OPERATING THE VENTILATION SYSTEM WITHOUT ENERGIZING OTHER APPLIANCES OR FIXTURES.
 3. THE VENTILATION RATE SHALL BE ADJUSTED ACCORDING TO THE EXCEPTION IN CHAPTER 15 OF THE SRC, SECTION M1507.3.3
 4. THE SYSTEM SHALL BE DESIGNED SO THAT IT CAN OPERATE AUTOMATICALLY BASED ON THE TYPE OF CONTROL TIMER INSTALLED.
 5. THE SYSTEM SHALL OPERATE FOR AT LEAST ONE HOUR OUT OF EVERY FOUR.
 6. THE SYSTEM SHALL HAVE A MANUAL CONTROL AND AN AUTOMATIC CONTROL, SUCH AS A 24-HOUR CLOCK.
 7. THE SYSTEM SHALL BE SET TO OPERATE THE WHOLE HOUSE FAN ACCORDING TO THE SCHEDULE USED TO CALCULATE THE FAN SIZE PRIOR TO INSPECTION.
 8. THE SYSTEM SHALL BE LABELLED 'WHOLE HOUSE VENTILATION (SEE OPERATING INSTRUCTIONS).'
- 3.6 ENERGY EFFICIENCY REQUIREMENTS
 - A. THE CONTRACTOR SHALL PROVIDE AND INSTALL A PERMANENT CERTIFICATE IN THE MECHANICAL ROOM LISTING THE FOLLOWING:
 1. R-VALUE OF ALL FLOOR, WALL, CEILING AND DUCTWORK ASSEMBLIES.
 2. U-FACTOR AND SHGC OF ALL FENESTRATION.
 3. EFFICIENCY RATINGS OF ALL MECHANICAL EQUIPMENT.
 4. BLOWER DOOR TESTING RESULTS.
 5. THE BOUNDARIES AND STRUCTURAL PROVISIONS OF THE SOLAR-READY ZONE

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SN Storage

Not for Construction

Revisions

NO.	DESCRIPTION	DATE

Project

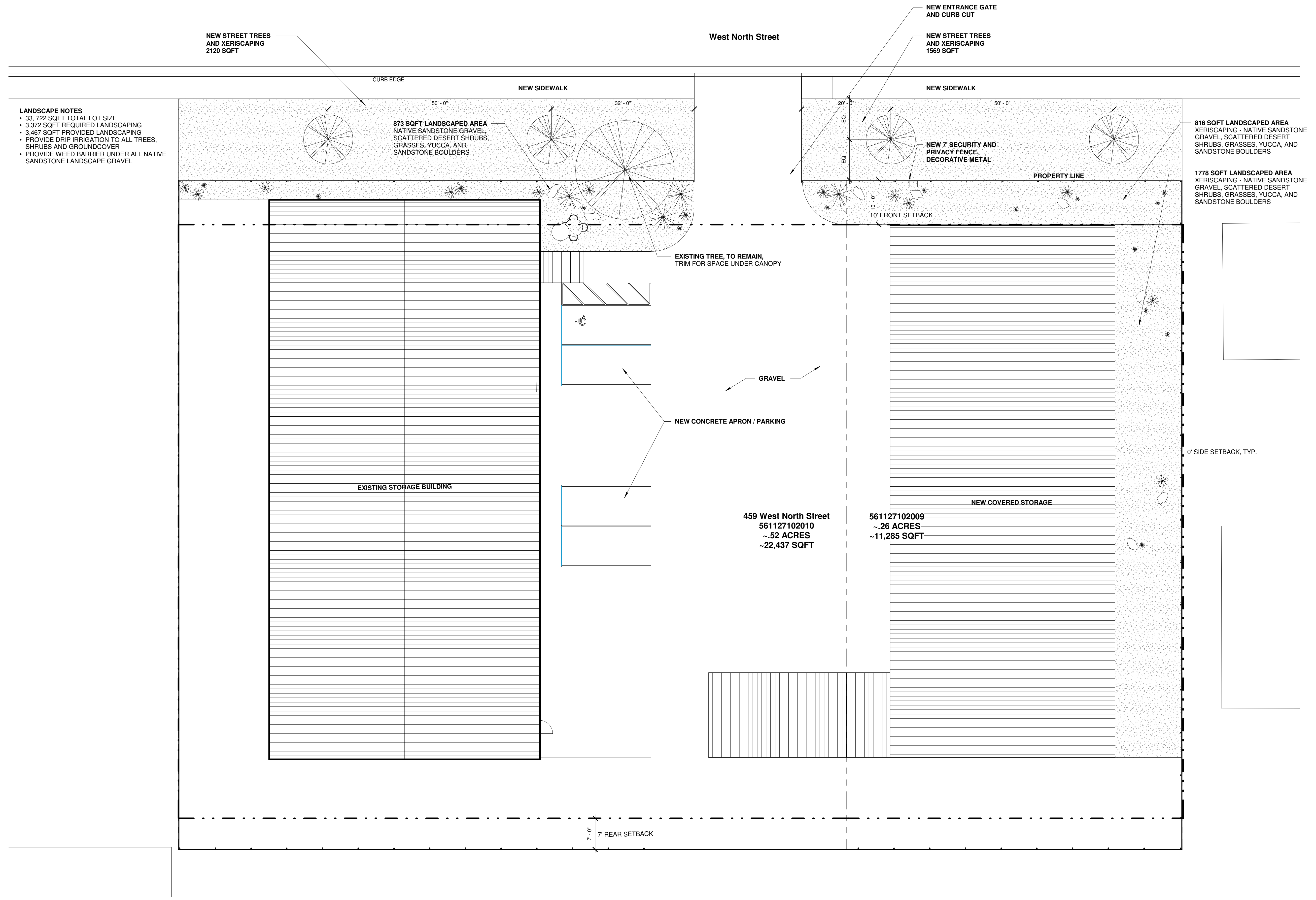
ADDRESS	SN Warehouse LLC
CLIENT	Matthew Clark
ARCHITECT	2109
PROJECT NO.	

Sheet and Set

DRAWINGS BY	MC
DRAWINGS SET	Planning Review 1
ISSUE DATE	23.09.05
SHEET TITLE	Project Overview
SHEET NUMBER	

G-001

- LANDSCAPE NOTES**
- 33,722 SQFT TOTAL LOT SIZE
 - 3,372 SQFT REQUIRED LANDSCAPING
 - 3,467 SQFT PROVIDED LANDSCAPING
 - PROVIDE DRIP IRRIGATION TO ALL TREES, SHRUBS AND GROUNDCOVER
 - PROVIDE WEED BARRIER UNDER ALL NATIVE SANDSTONE LANDSCAPE GRAVEL



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Sheet and Set

DRAWINGS BY	MC
DRAWINGS SET	Planning Review 1
ISSUE DATE	23.09.05
SHEET TITLE	Site Plan, Landscaping
SHEET NUMBER	

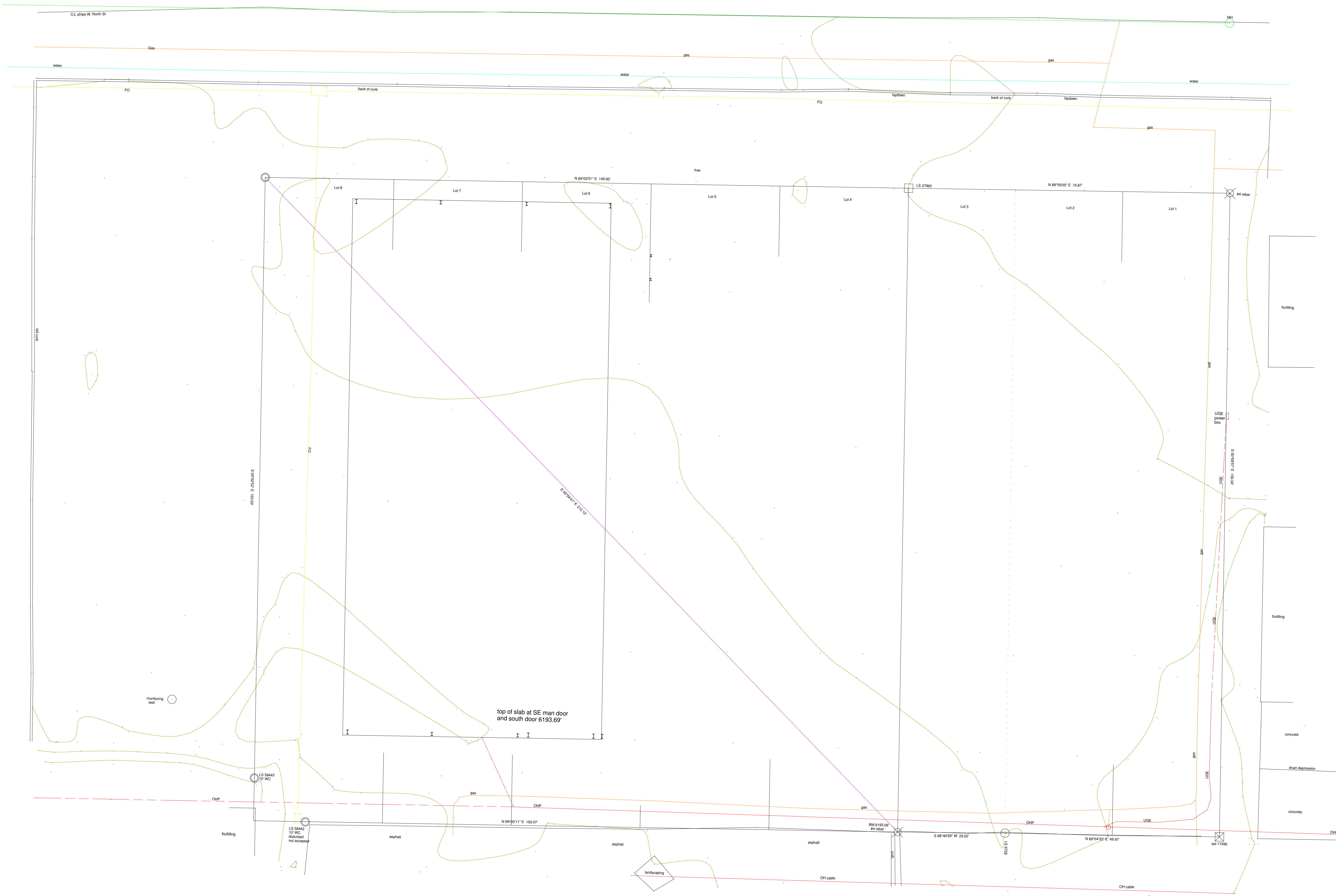
G-003

1 Site Plan - Landscaping
3/32" = 1'-0"



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Sheet and Set

DRAWINGS BY MC
DRAWINGS SET Planning Review 1
ISSUE DATE 23.09.05
SHEET TITLE Site Survey
SHEET NUMBER

G-004

1 Site Survey
3/32" = 1'-0"



W North St

479
W North St

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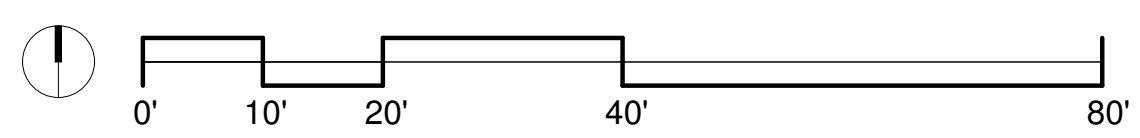
SN Storage

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NO.	DESCRIPTION	DATE

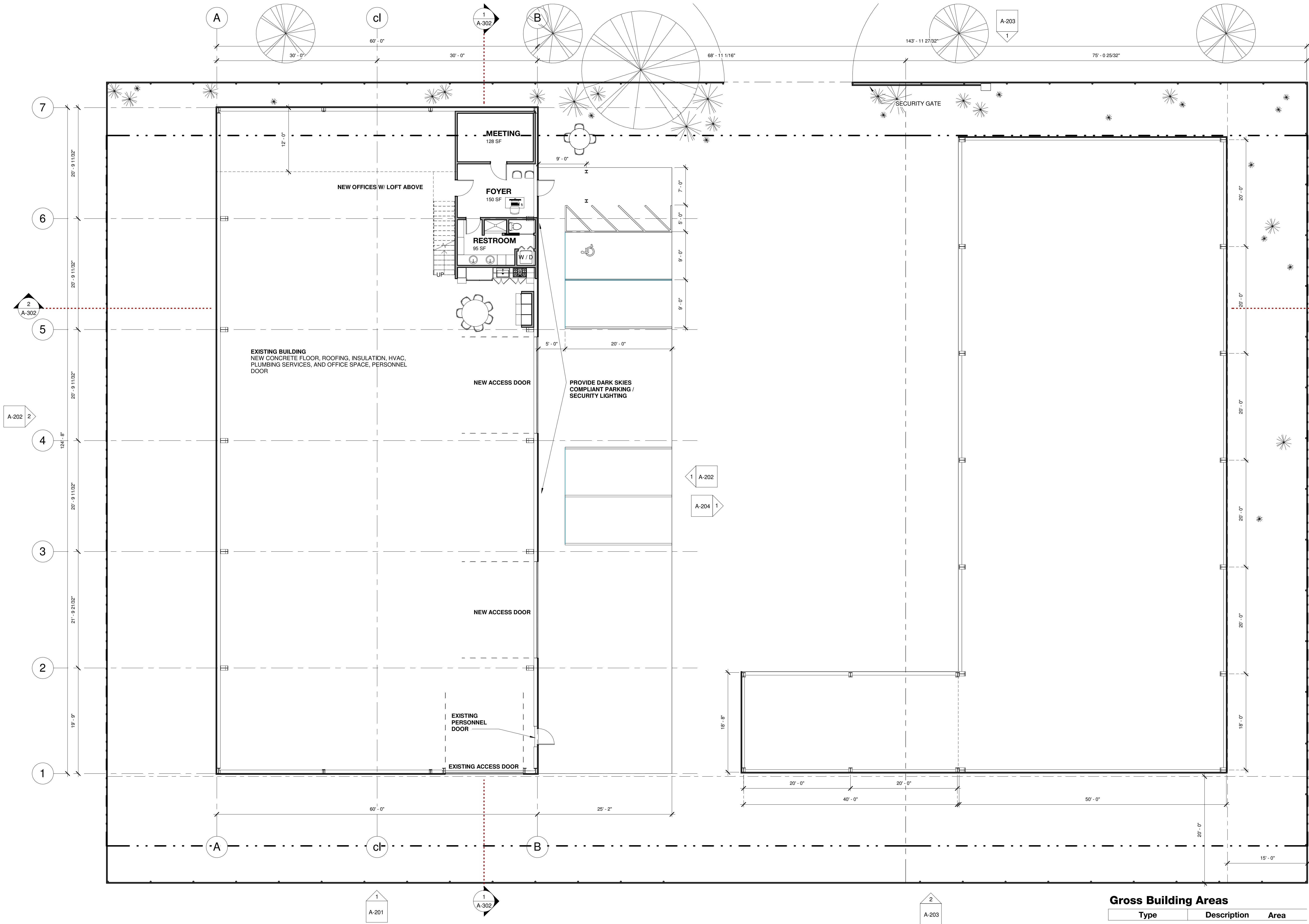
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 ADDRESS
 CLIENT SN Warehouse LLC
 ARCHITECT Matthew Clark
 PROJECT NO. 2109

Sheet and Set
 DRAWINGS BY MC
 DRAWINGS SET Planning Review 1
 ISSUE DATE 23.09.05
 SHEET TITLE Site Plan - Orthomosaic
 SHEET NUMBER



1 Site Plan - Orthomosaic
3/32" = 1'-0"

G-005



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Project
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 ARCHITECT: 2109
 PROJECT NO.

Gross Building Areas

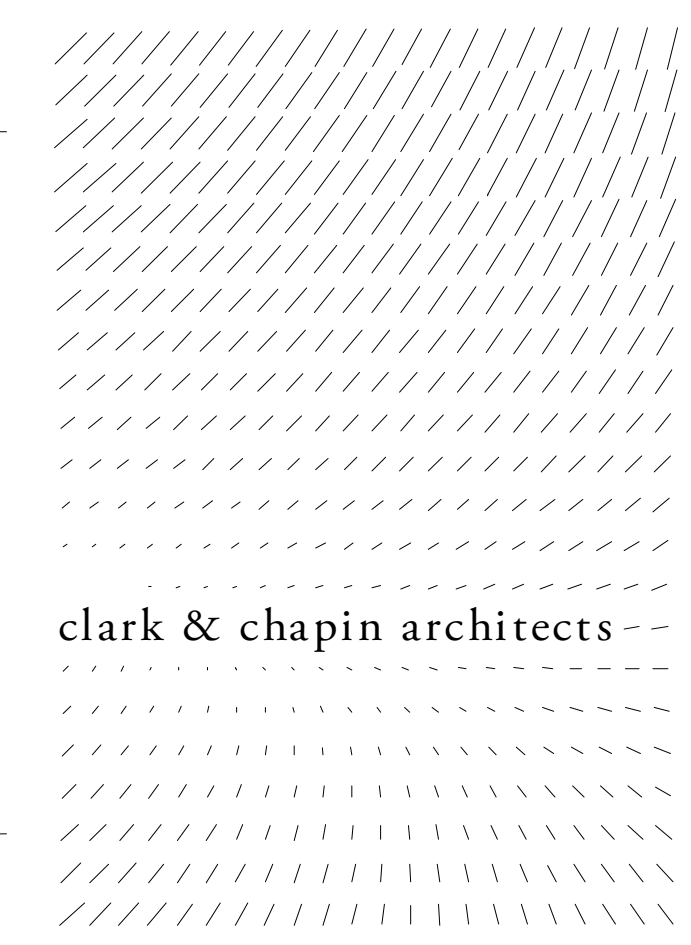
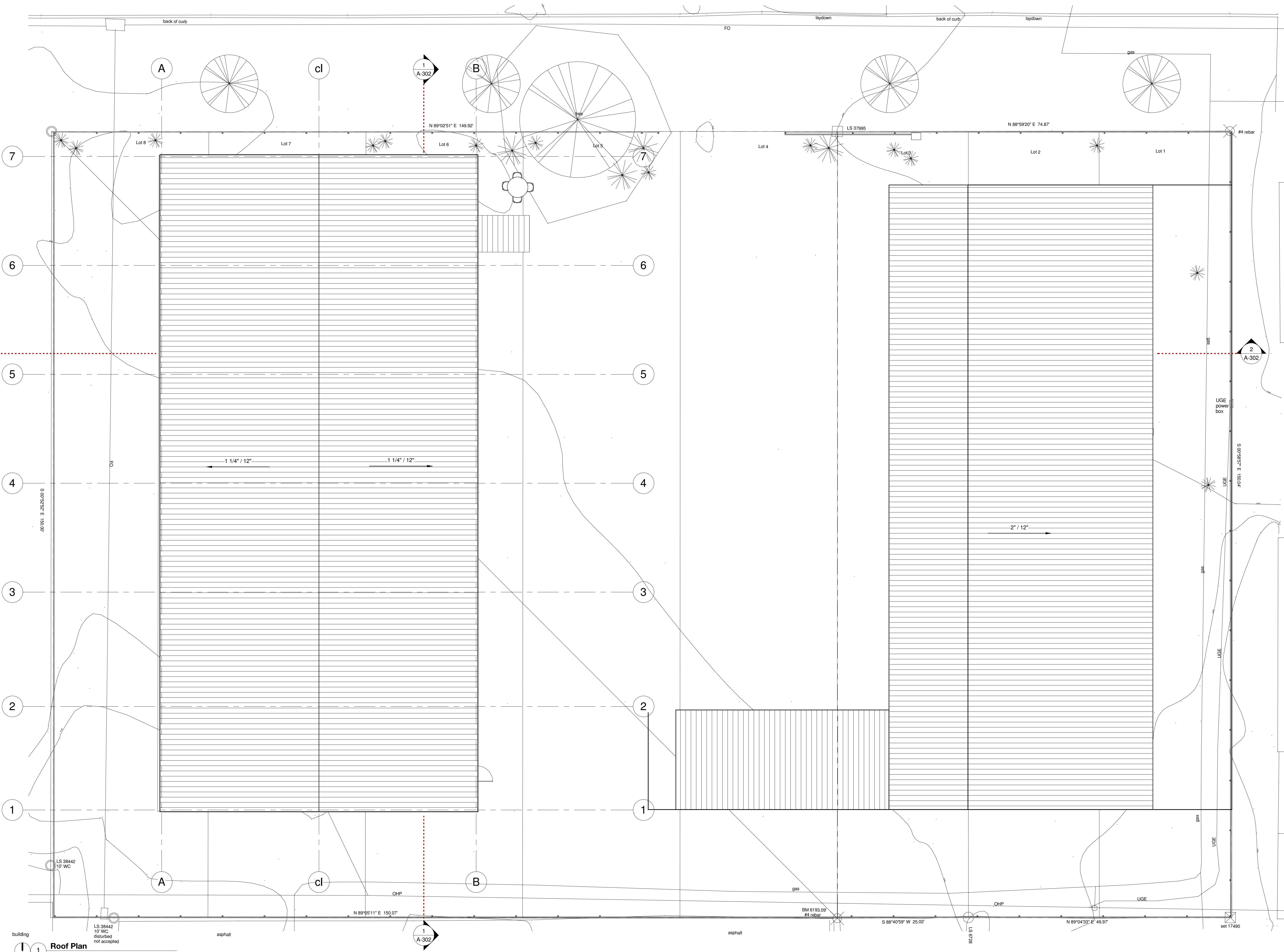
Type	Description	Area
Concrete Slab - 5", Uninsulated	Storage Slab	6771 SF
Concrete Slab - 6"	Concrete Floor, Existing Building	7296 SF
Grand total:		14067 SF

Sheet and Set
 DRAWINGS BY: MC
 PLANNING REVIEW 1
 ISSUE DATE: 23.09.05
 SHEET TITLE: Main Level Plan
 SHEET NUMBER

A-101

1 Main Level Floor Plan
1/8" = 1'-0"

9/5/2023 10:44:19 AM



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Sheet and Set
 DRAWINGS BY MC
 DRAWINGS SET Planning Review 1
 ISSUE DATE 23.09.05
 SHEET TITLE Roof Plan
 SHEET NUMBER

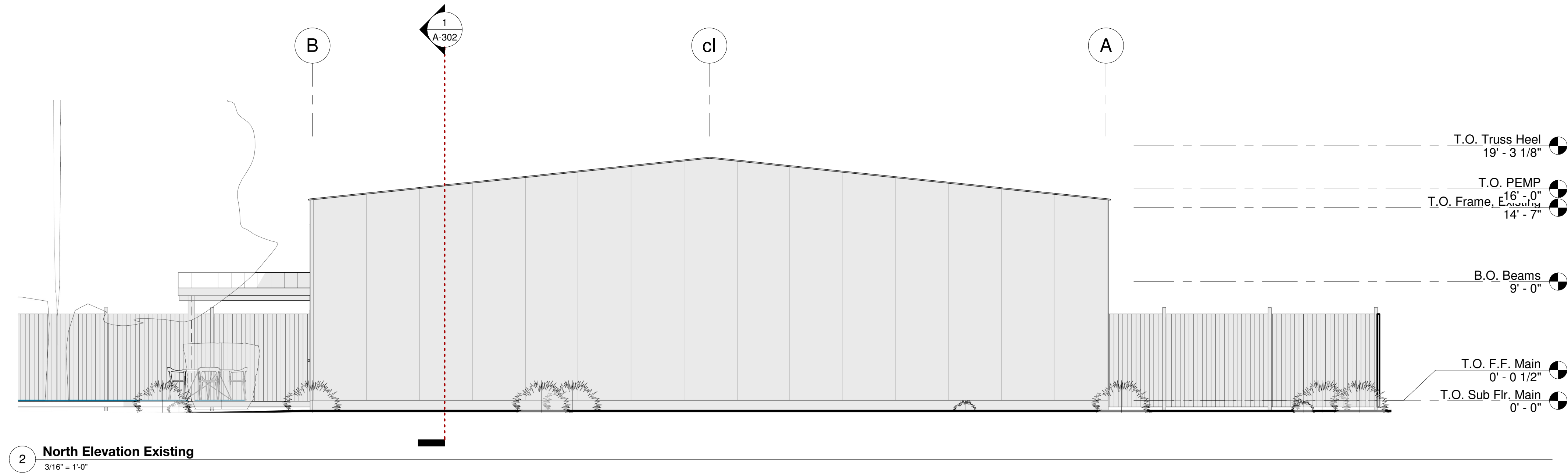
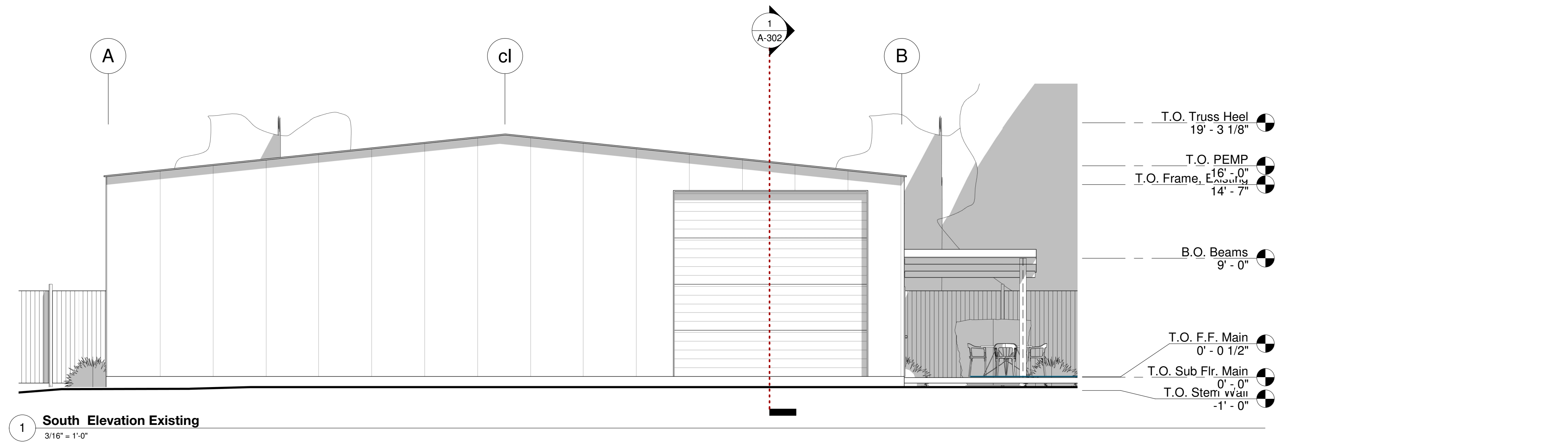
A-104

Roof Plan
 1/8" = 1'-0"



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Revisions

NO.	DESCRIPTION	DATE
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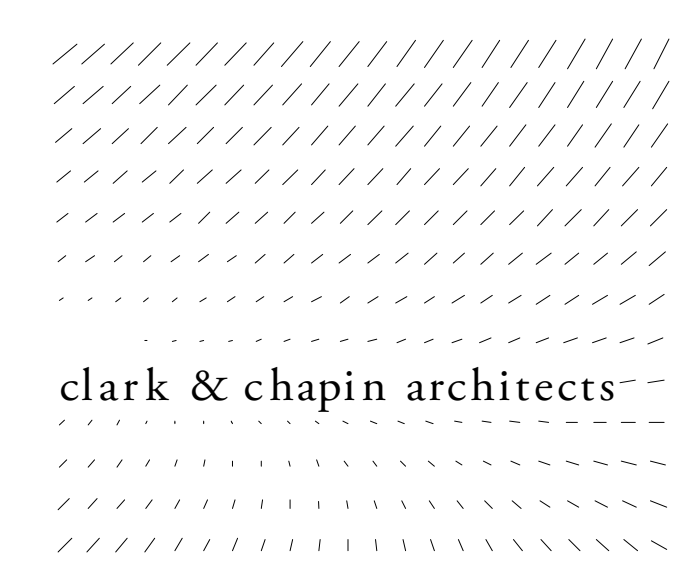
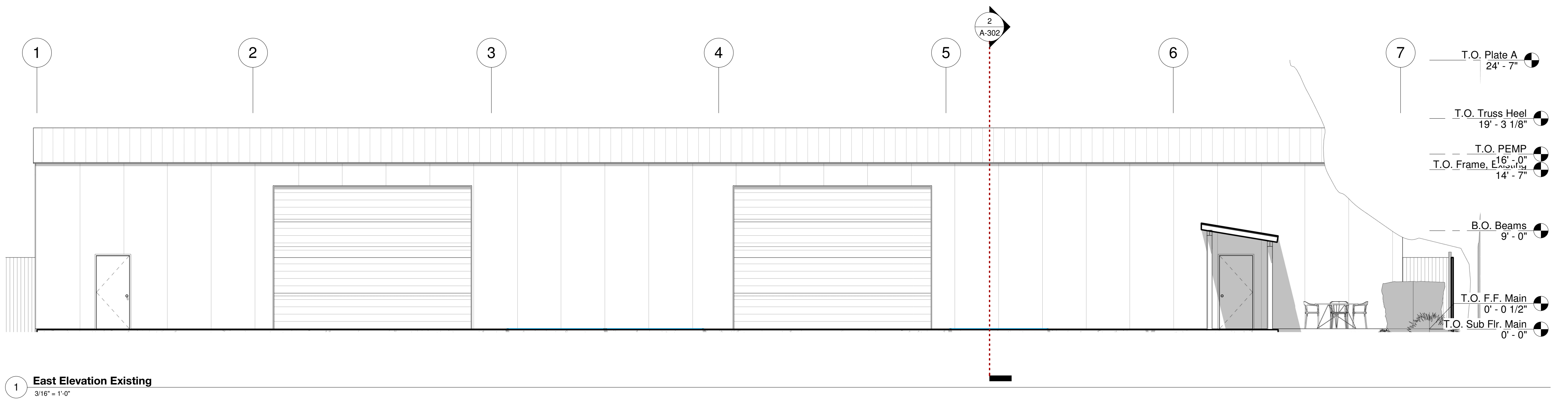
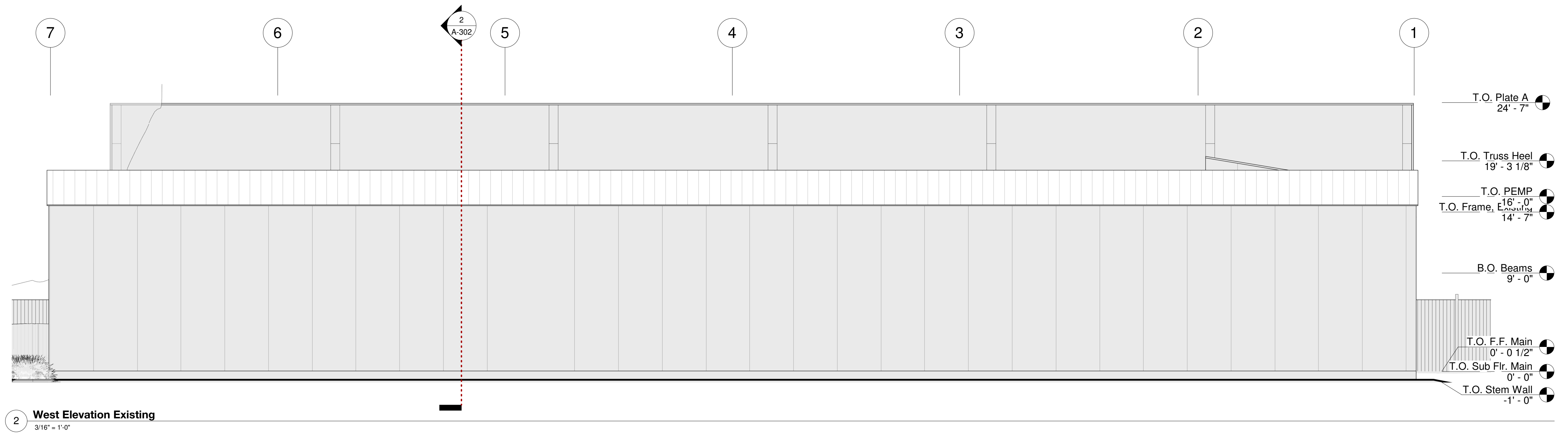
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SHEET TITLE	Exterior Elevations
SHEET NUMBER	

A-201



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Not for Construction

Revisions		
NO.	DESCRIPTION	DATE

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CLIENT	SN Warehouse LLC
ARCHITECT	Matthew Clark
PROJECT NO.	2109
PERMIT NO.	

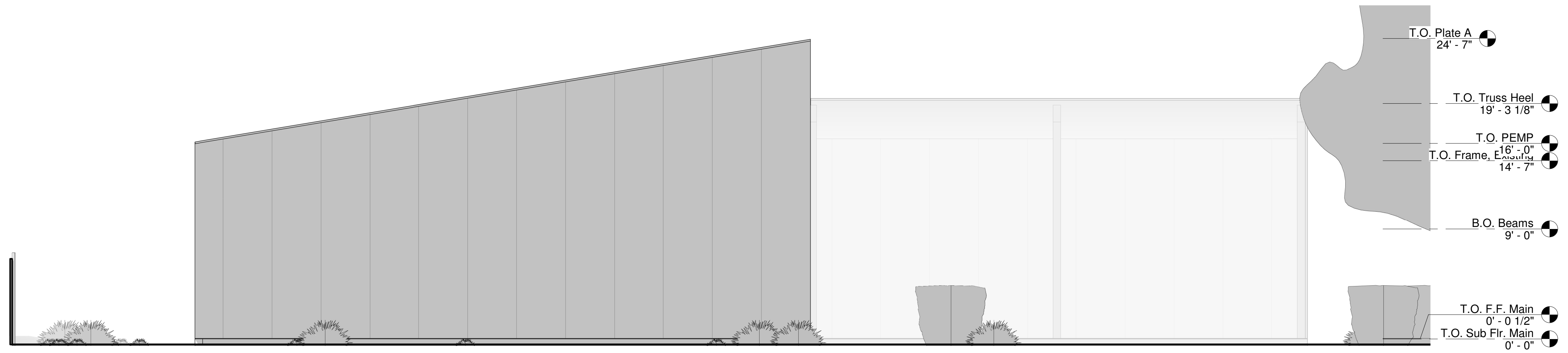
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DRAWINGS SET	Planning Review 1
ISSUE DATE	23.09.05
SHEET TITLE	Exterior Elevations
SHEET NUMBER	

A-202

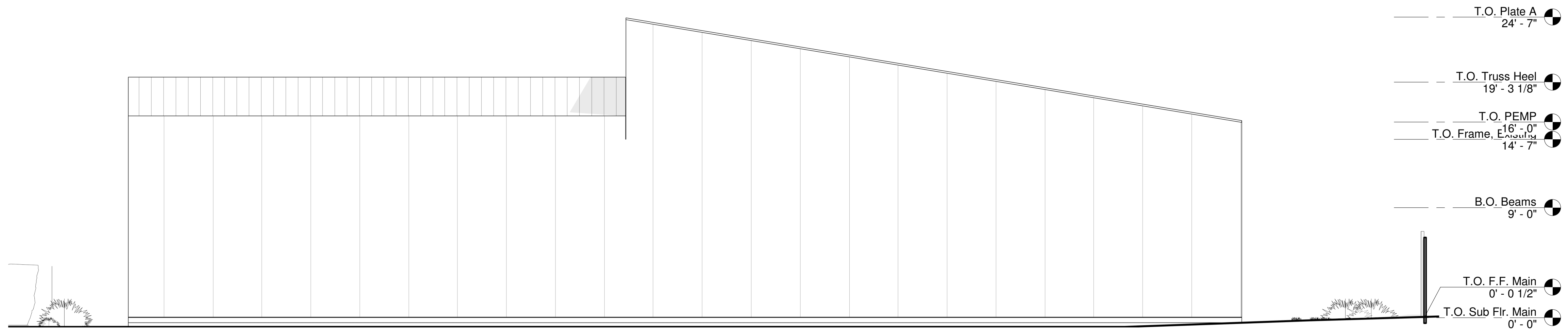


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1 South Elevation
3/16" = 1'-0"



2 North Elevation
3/16" = 1'-0"

SN Storage

Not for Construction

Revisions

NO.	DESCRIPTION	DATE

Project

ADDRESS	
CLIENT	SN Warehouse LLC
ARCHITECT	Matthew Clark
PROJECT NO.	2109

Sheet and Set

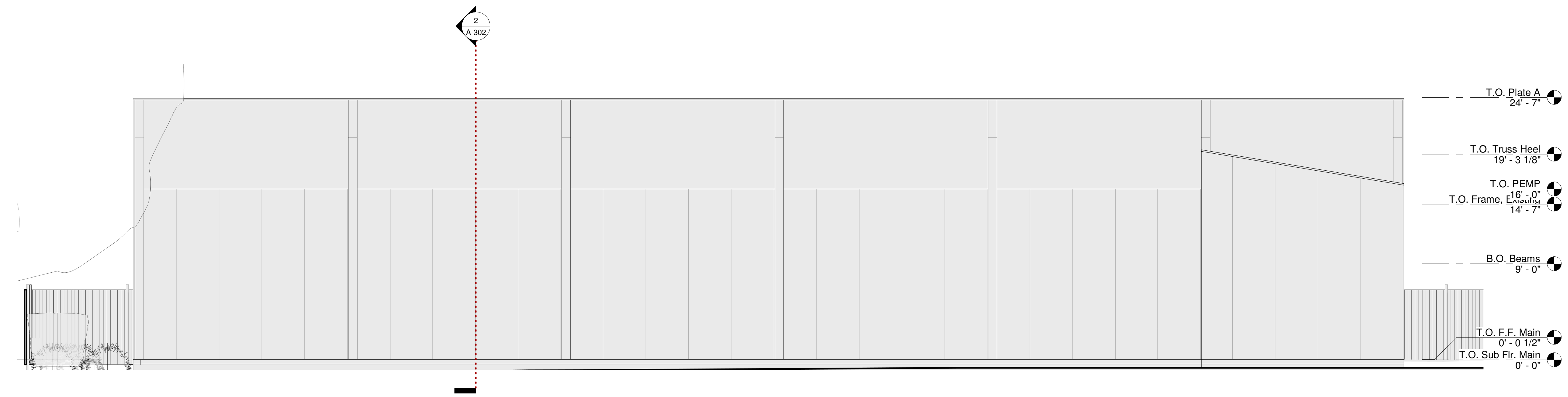
DRAWINGS BY	MC
DRAWINGS SET	Planning Review 1
ISSUE DATE	23.09.05
SHEET TITLE	Exterior Elevations
SHEET NUMBER	

A-203

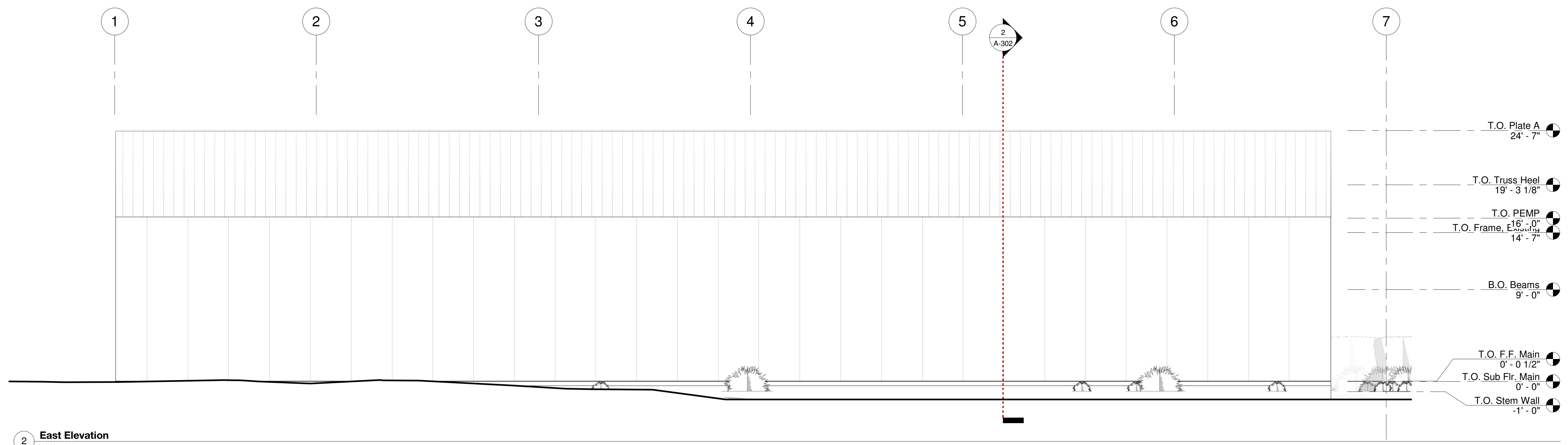


clark & chapin architects

970 799 0274
WWW.CLARKCHAPIN.COM



1 West Elevation
3/16" = 1'-0"



2 East Elevation
3/16" = 1'-0"

SN Storage

Not for Construction

Revisions

NO.	DESCRIPTION	DATE

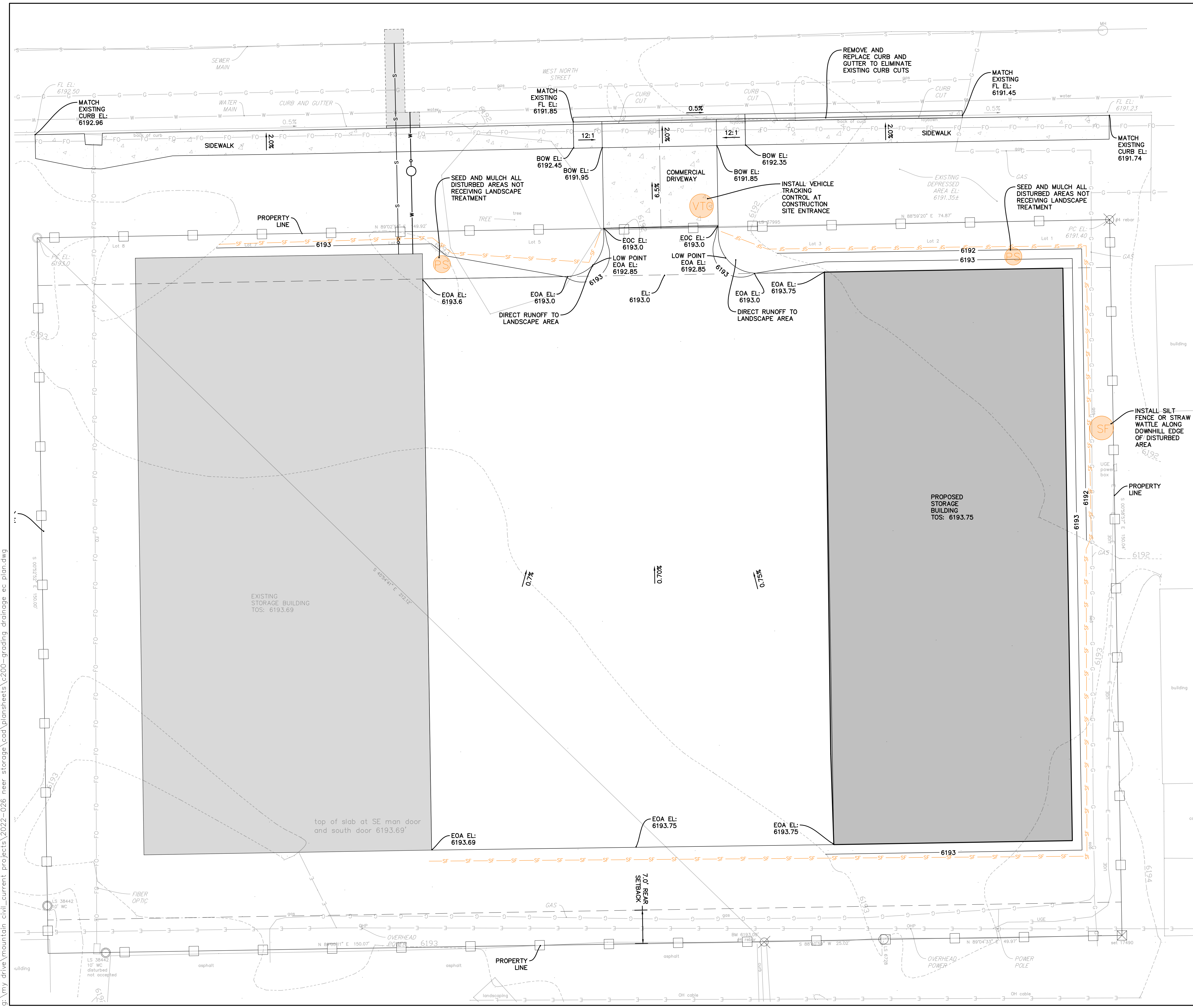
Project

ADDRESS	
CLIENT	SN Warehouse LLC
ARCHITECT	Matthew Clark
PROJECT NO.	2109

Sheet and Set

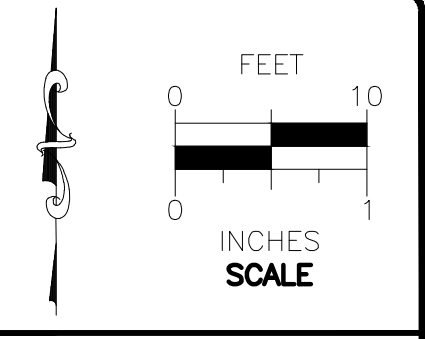
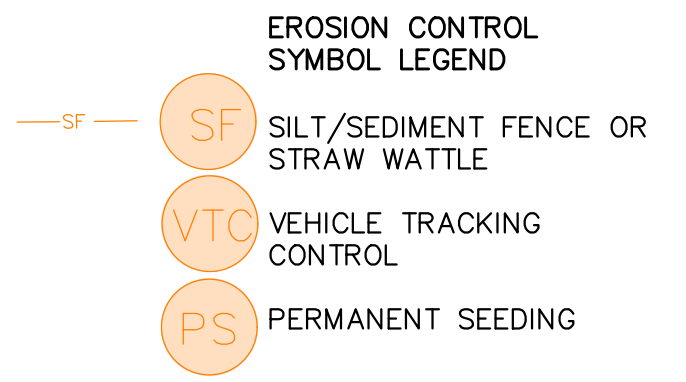
DRAWINGS BY	MC
DRAWINGS SET	Planning Review 1
ISSUE DATE	23.09.05
SHEET TITLE	Exterior Elevations
SHEET NUMBER	

A-204



CONSTRUCTION ACTIVITY STORMWATER MANAGEMENT PLAN NOTES:

1. TOTAL AREA OF DISTURBANCE IS 2.41 ACRES.
2. CONTRACTOR OR OWNER SHALL OBTAIN ALL REQUIRED EXCAVATION AND CONSTRUCTION ACTIVITY STORMWATER MANAGEMENT PERMITS PRIOR TO COMPLETING WORK.
3. CONTRACTOR MAY ADJUST LOCATION OF BMPS AS REQUIRED FOR PHASING.
4. CONTRACTOR MAY USE ADDITIONAL BMPS NOT SHOWN IN THIS PLAN TO CONTROL CONSTRUCTION ACTIVITY STORMWATER RUNOFF, SEE MILE HIGH FLOOD CONTROL DISTRICT VOLUME 3, CHAPTER 7 FOR ADDITIONAL ACCEPTABLE BMPS.
5. FUEL AND CHEMICAL STORAGE SHALL NOT BE STORED ON SITE. IF THEY ARE STORED ON SITE CONTRACTOR SHALL PROVIDE CONTAINMENT AND SPILL PREVENTION AND RESPONSE PLAN.
6. GENERAL SCOPE OF BMP INSTALLATION IS DESCRIBED BELOW:
 - 6.1. INSTALL VEHICLE TRACKING CONTROL PAD.
 - 6.2. INSTALL SILT FENCE OR STRAW WATTLE ALONG DOWNHILL EDGE OF DISTURBED AREAS.
 - 6.3. PROVIDE GOOD HOUSEKEEPING PRACTICES DURING CONSTRUCTION INCLUDING PORTABLE TOILET FACILITIES AND TRASH/WASTE COLLECTION FACILITY.
 - 6.4. PROVIDE STREET SWEEPING OR HAND CLEANING IF SEDIMENT IS TRACKED INTO PAVED ROAD.
 - 6.5. PROVIDE CONSTRUCTION WATER TO LIMIT DUST DURING OVERLOT GRADING OPERATIONS.
 - 6.6. DISTURBED AREAS NOT RECEIVING FINAL SITE OR LANDSCAPE IMPROVEMENTS SHALL REQUIRE PERMANENT SEEDING AND MULCHING. ALL SEED SHALL BE CERTIFIED WEED FREE.
 - 6.13. INSTALL ROLLED EROSION BLANKET AND SEED/MULCH ON ALL SLOPES 3:1 OR GREATER.
 - 6.14. REMOVE BMPS UPON FINAL SITE IMPROVEMENT INSTALLATION AND 70% VEGETATION OF SITE FROM LANDSCAPE AND SEEDING.

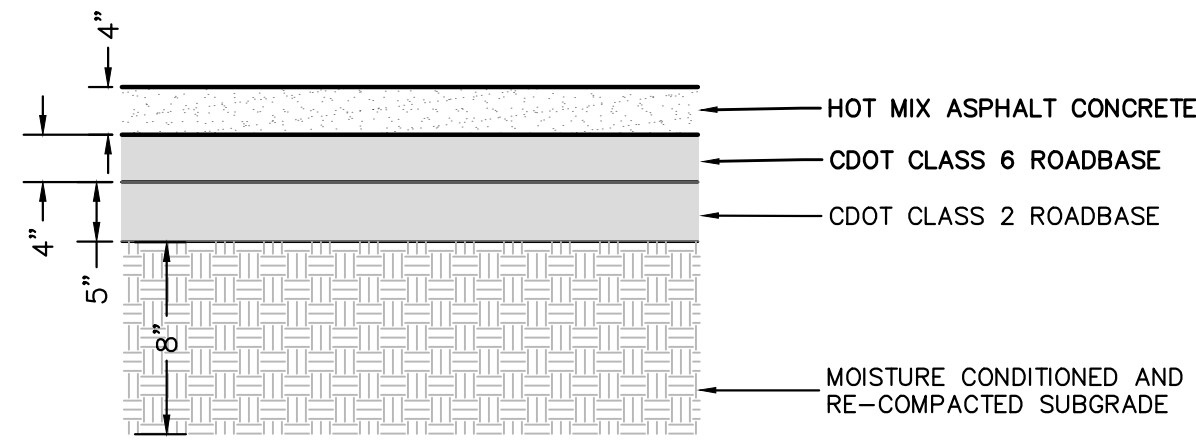


Revisions:	#	DATE	DESCRIPTION

**NEER NORTH STREET STORAGE
GRADING, DRAINAGE, AND EROSION CONTROL PLAN
CITY OF CORTEZ, CO**

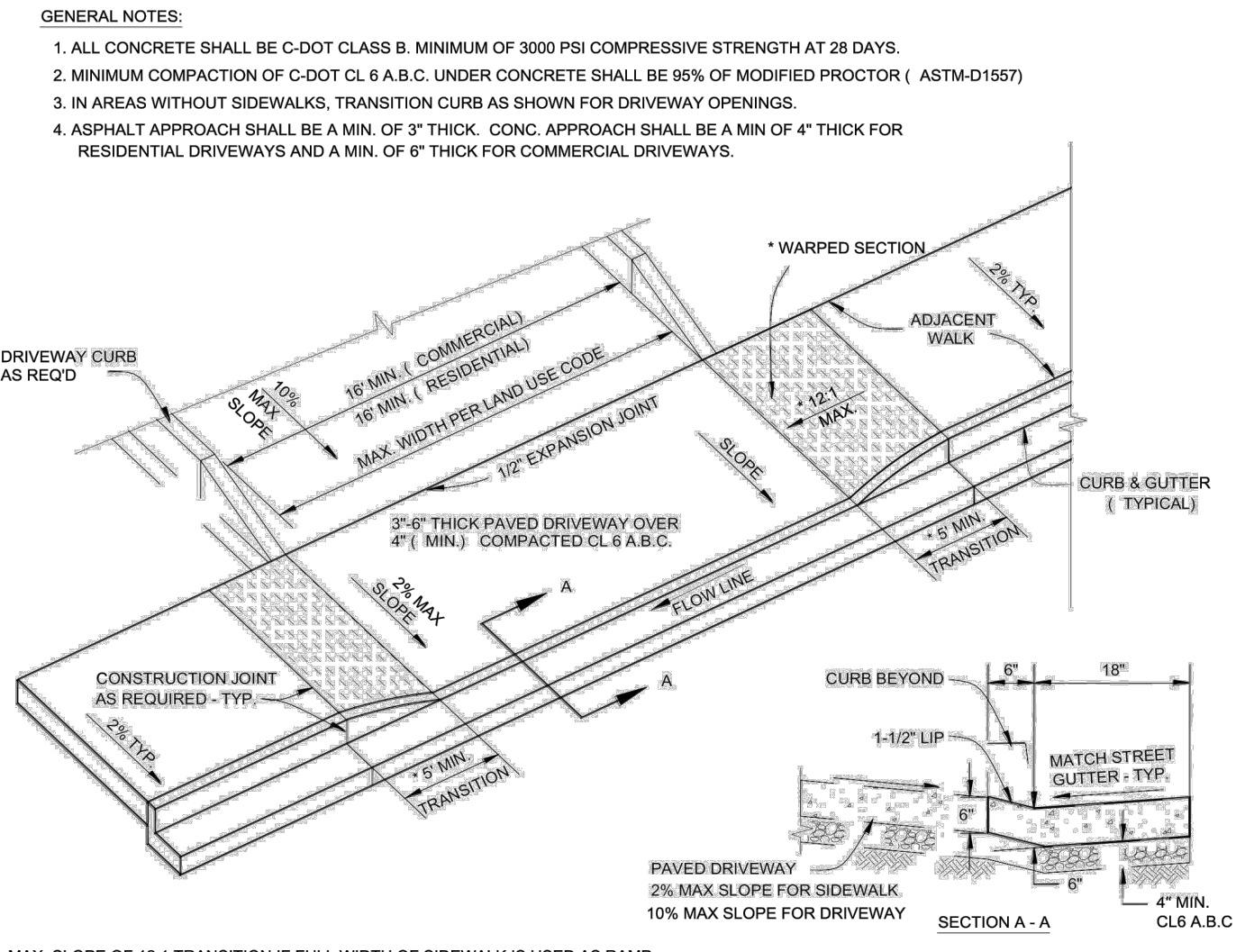
MOUNTAIN CIVIL CONSULTING
MOUNTAIN CIVIL CONSULTING, LLC
712 Eagle Pass
Durango, CO 81301
970-946-3175

s:\my_drive\mountain_civil_current_projects\2022-026_neer_storage\cad\plansheets\c200-grading_drainage_ec_plan.dwg



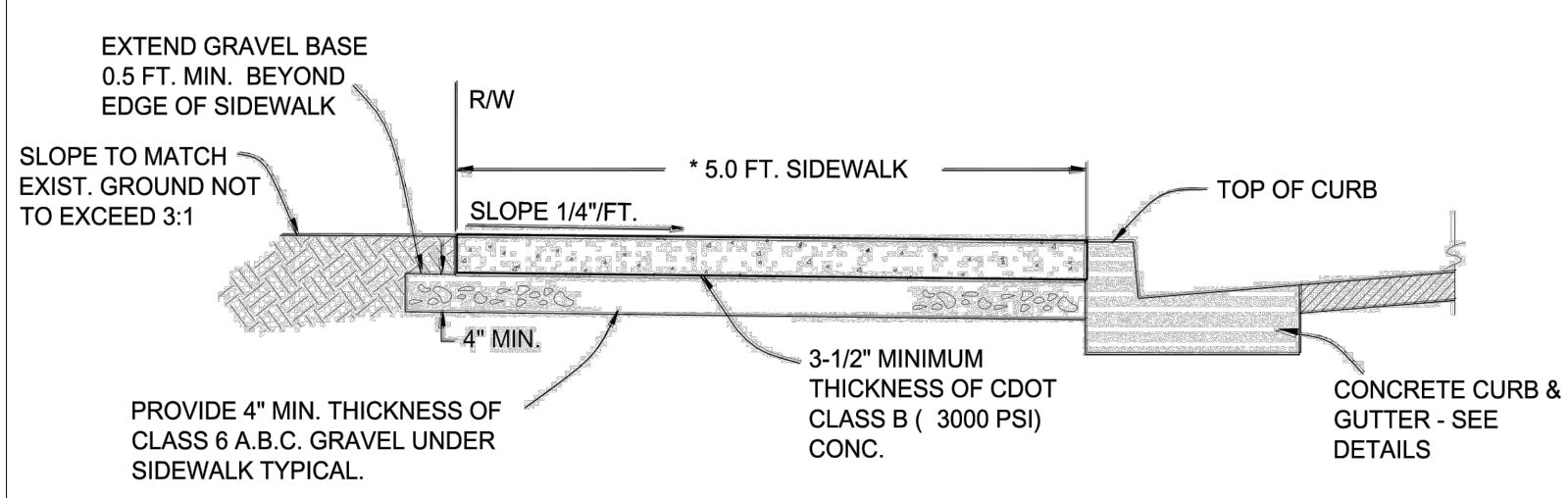
ACCESS DRIVEWAY
TYPICAL ASPHALT SURFACE
SECTION

- NOTES:
- ROAD BASE SHALL BE COMPACTED TO 95% MODIFIED PROCTOR DENSITY.
 - SUB-GRADE SHALL BE RE-COMPACTED TO 90% MODIFIED PROCTOR DENSITY.
 - SUB-GRADE SHALL BE SCARIFIED AND RE-COMPACTED TO A MIN. DEPTH OF 8" BELOW FINISHED GRADE.
 - SUB-GRADE SHALL BE SCREENED AND FREE OF ALL ORGANIC MATERIAL, SNOW, AND ICE.



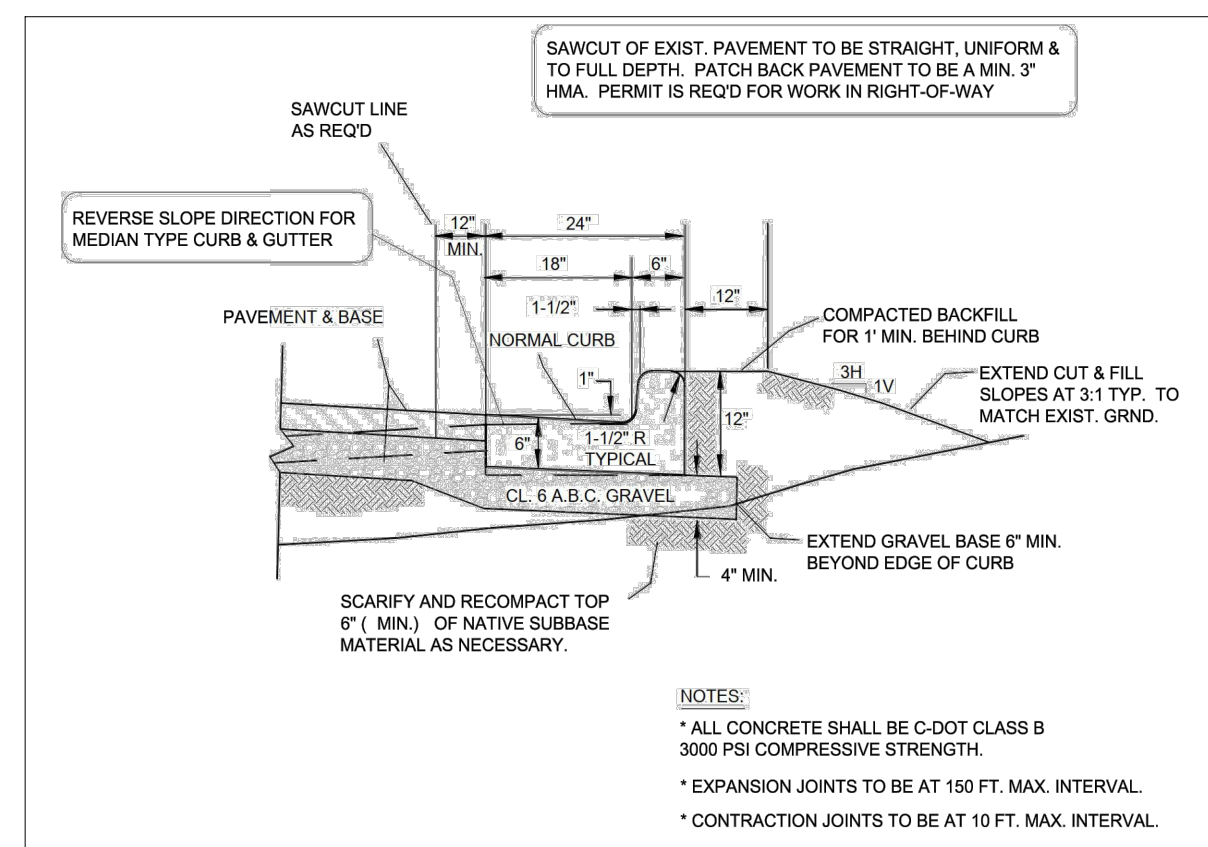
CITY OF CORTEZ
CURB CUT DRIVEWAY/SIDEWALK INTERFACE
DETAIL

* MAX. SLOPE OF 12:1 TRANSITION IF FULL WIDTH OF SIDEWALK IS USED AS RAMP.



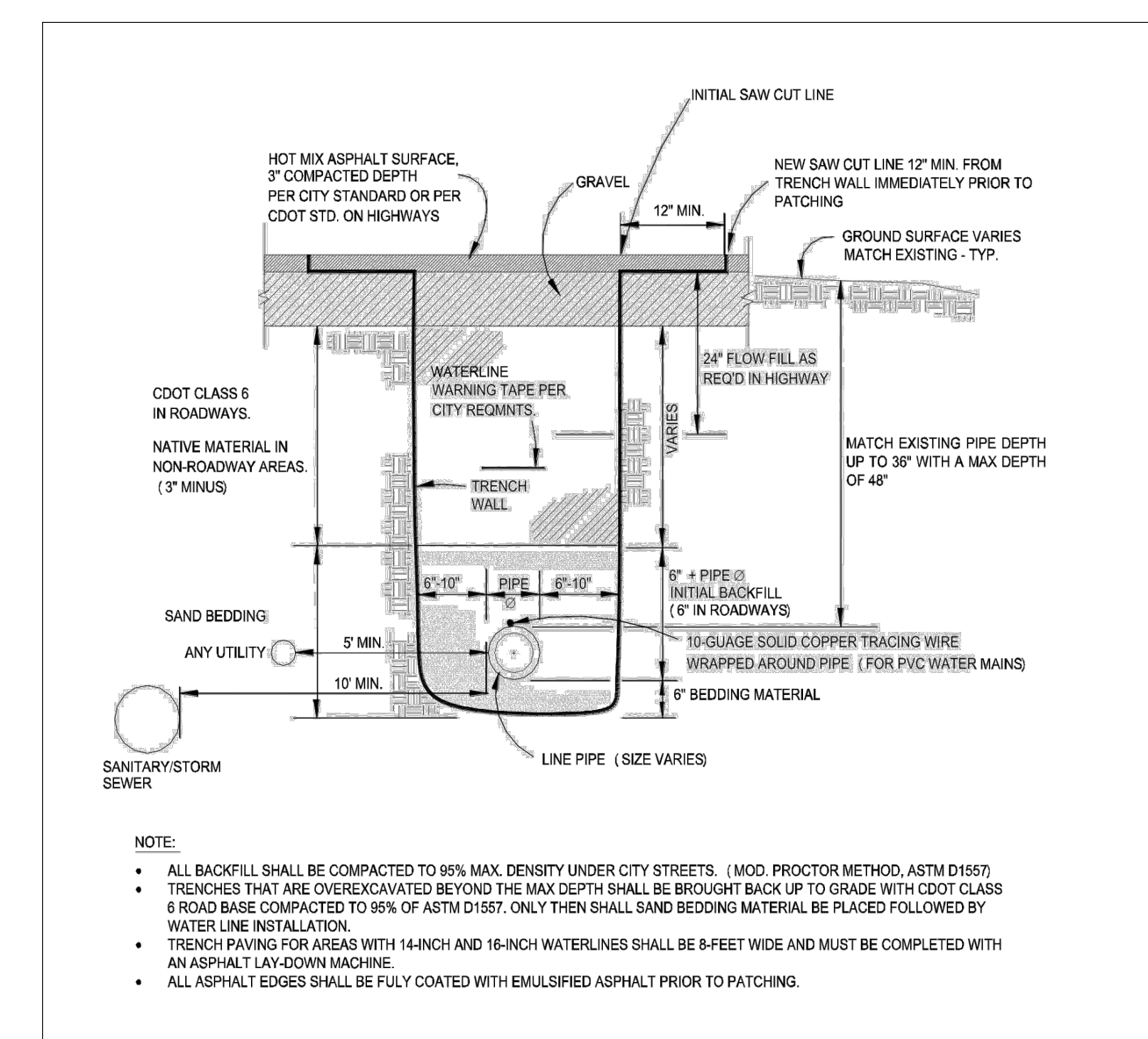
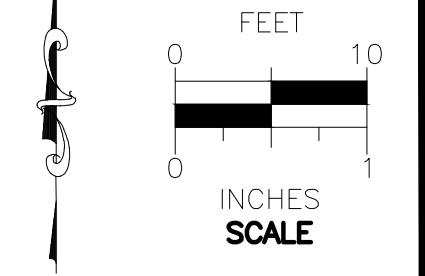
CITY OF CORTEZ
SIDEWALK DETAIL

- NOTE:
- SIDEWALK WIDTHS SHALL BE 4 FT. MIN. AND MAY BE REQ'D TO BE AT LEAST 5 FT. WIDE IN AREAS OF HEAVY TRAFFIC, PARKS, SCHOOLS AND COMMERCIAL AREAS.
 - 1/2" EXPANSION JOINT MATERIAL SHALL BE PLACED AT 150 FOOT MAXIMUM INTERVALS.
 - BACKFILL AND RESTORATION OF SURFACE BEHIND SIDEWALK TO MATCH EXISTING CONDITIONS. SEE SPECIFICATIONS.
 - GRAVEL BASE (C-DOT CLASS 6) SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR (ASTM-D1557).
 - CONTROL JOINTS AT 5 FOOT INTERVALS.



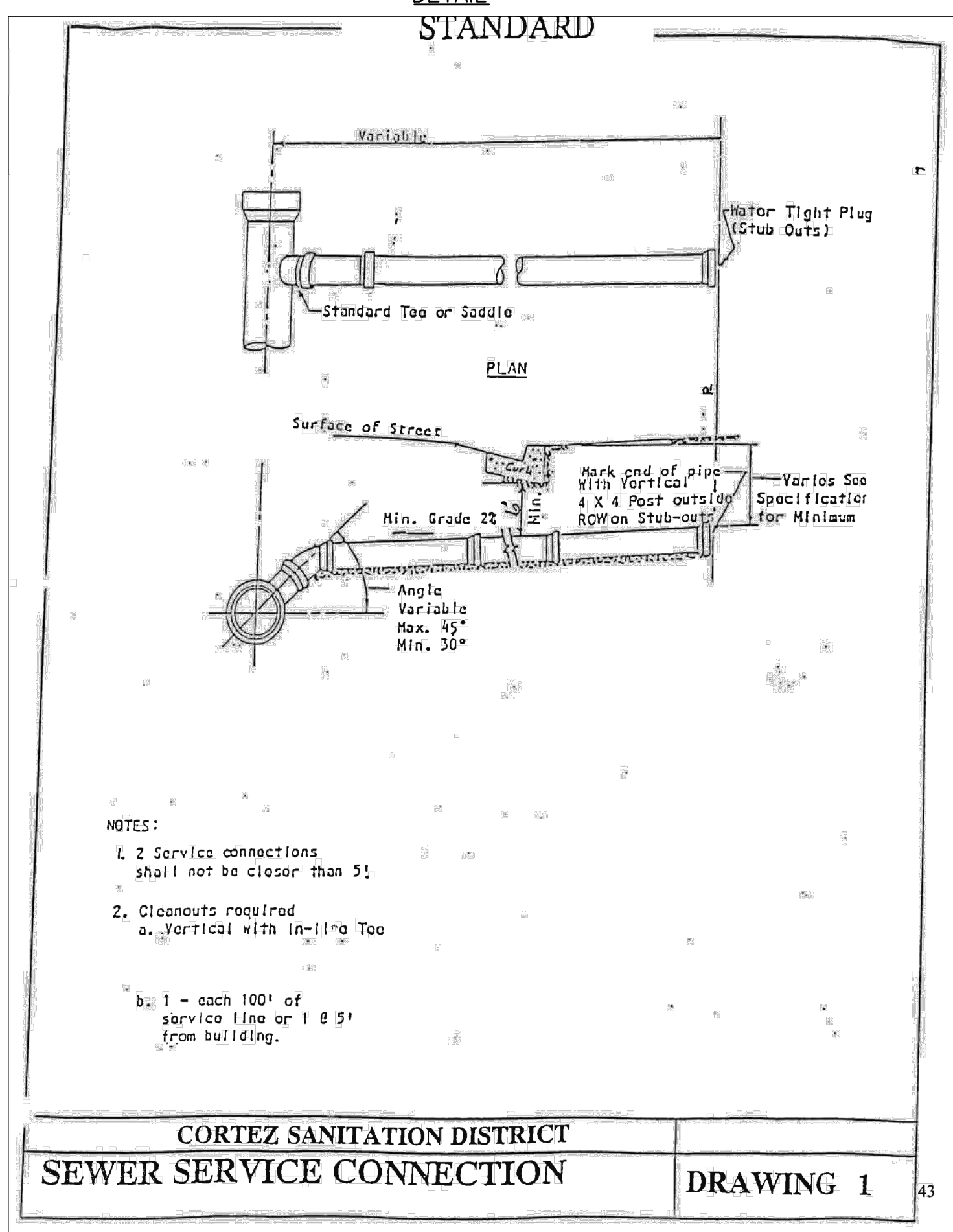
CITY OF CORTEZ
VERTICAL CURB DETAIL

- NOTES:
- * ALL CONCRETE SHALL BE C-DOT CLASS B 3000 PSI COMPRESSIVE STRENGTH.
 - * EXPANSION JOINTS TO BE AT 150 FT. MAX. INTERVAL.
 - * CONTRACTION JOINTS TO BE AT 10 FT. MAX. INTERVAL.



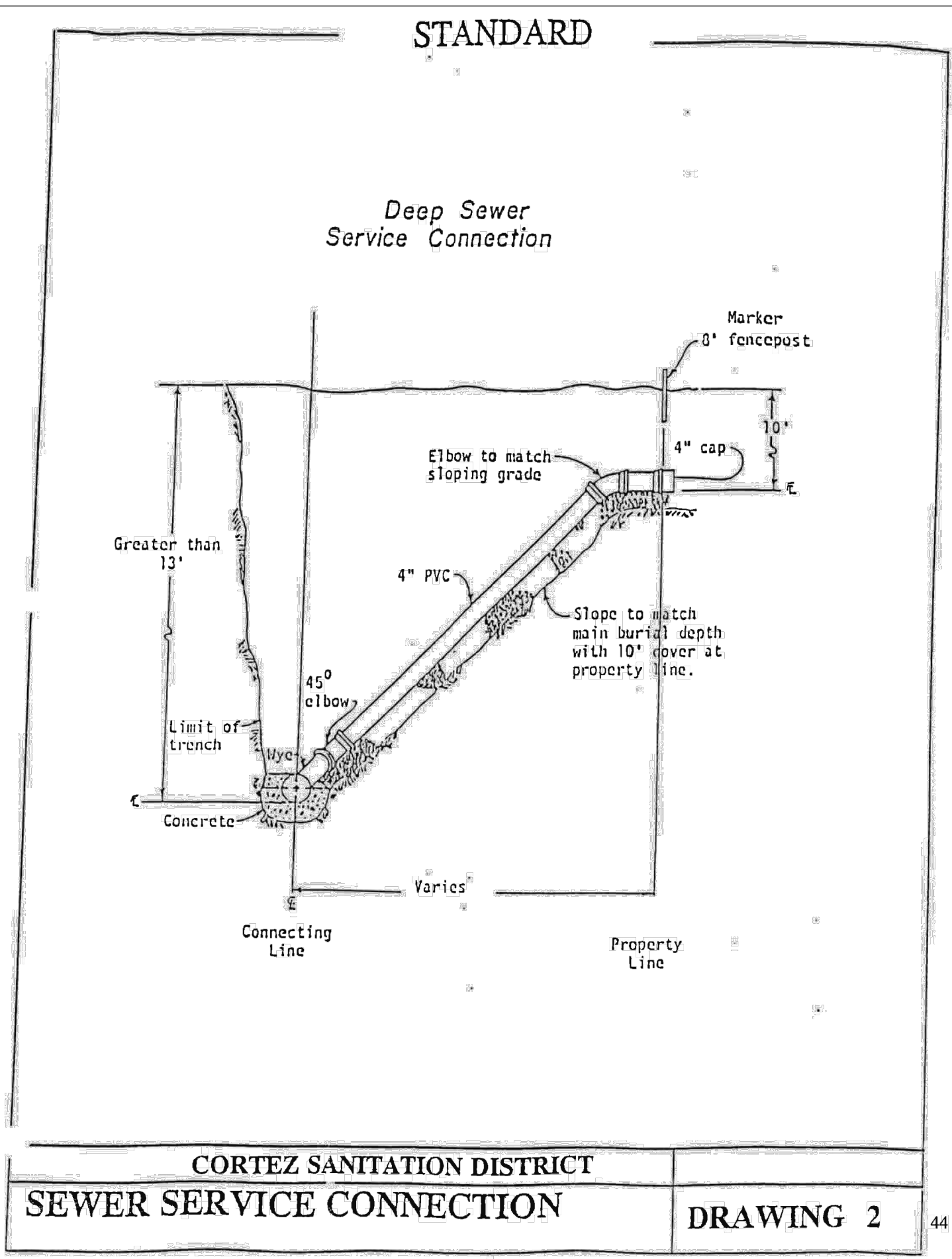
CITY OF CORTEZ
UTILITY TRENCH AND STREET CUT/REPAIR
DETAIL

- NOTE:
- * ALL BACKFILL SHALL BE COMPACTED TO 90% MAX. DENSITY UNDER CITY STREETS. (MOD. PROCTOR METHOD, ASTM D1557).
 - * TRENCHES THAT ARE OVEREXCAVATED BEYOND THE MAX DEPTH SHALL BE BROUGHT BACK UP TO GRADE WITH CDOT CLASS 6 ROAD BASE COMPACTED TO 95% OF ASTM D1557. ONLY THEN SHALL SAND BEDDING MATERIAL BE PLACED FOLLOWED BY WATER LINE INSTALLATION.
 - * TRENCH FINING FOR AREAS WITH 14-INCH AND 16-INCH WATERLINES SHALL BE 8-FEET WIDE AND MUST BE COMPLETED WITH AN ASPHALT LAY-DOWN MACHINE.
 - * ALL ASPHALT EDGES SHALL BE FULLY COATED WITH EMULSIFIED ASPHALT PRIOR TO PATCHING.



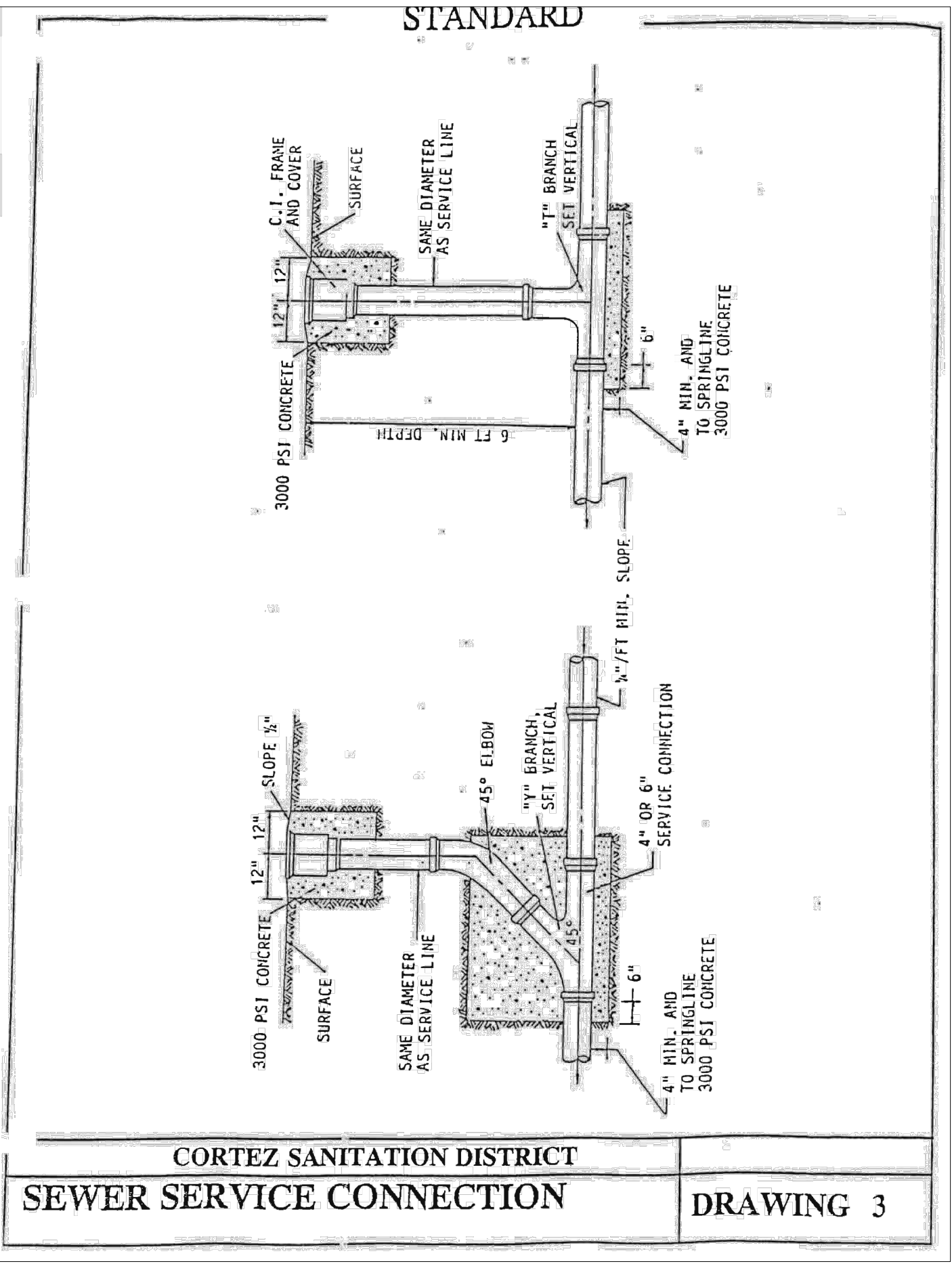
CORTEZ SANITATION DISTRICT
SEWER SERVICE CONNECTION
DRAWING 1

- NOTES:
- 2 Service connections shall not be closer than 5'
 - Cleanouts required
 - Vertical with in-line Tee
 - 1 - each 100' of service line or 1 @ 5' from building.



CORTEZ SANITATION DISTRICT
SEWER SERVICE CONNECTION
DRAWING 2

CORTEZ SANITATION DISTRICT
SEWER SERVICE CONNECTION
DETAILS



CORTEZ SANITATION DISTRICT
SEWER SERVICE CONNECTION
DRAWING 3

Revisions:	#	DATE	DESCRIPTION
	X		
	XX		

NEER NORTH STREET STORAGE
DETAILS
CITY OF CORTEZ, CO

MOUNTAIN CIVIL
CONSULTING

MOUNTAIN CIVIL
CONSULTING, LLC

712 Eagle Pass
Durango, CO 81301
970-946-3175

s:\my_drive\mountain_civil_current_projects\2022-026_neer_storage\cad\plansheets\c300--details.dwg

AMENDED PLAT OF LOTS 1-8, BLOCK 2, WESTERN ADDITION TO THE TOWN OF CORTEZ CREATING LOT 8 A

SECTION 27, T.36 N., R.16 W., NMPM, MONTEZUMA COUNTY, COLORADO

CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS that The S N Warehouse, LLC is the owner of a portion of property in the City of Cortez, Montezuma County, Colorado, being more particularly described as follows:

Lots 1, 2, 3, 4, 5, 6, 7, and 8, Block 2W, Western Addition to the Town of Cortez according to the plat recorded Plat Book 1 Page 56, contained in Section 27, T.36 N., R.16 W., NMPM, Montezuma County, Colorado. Containing 33,748 sq. ft./0.77 acres more or less. SUBJECT TO all easements of record, prescriptive or dedicated herein.

have by these presents laid out, re-subdivided and platted the same into a lot as shown on this plat, under the name and style of AMENDED PLAT OF LOTS 1-8, BLOCK 2W, WESTERN ADDITION, CREATING LOT 8A, and do hereby dedicate to the public utilities those portions labeled as drainage or utility easements on this plat, for the purpose of installation and maintenance of utilities and drainage facilities, including but not limited to electric lines, telephone lines, water lines, sewer lines, gas lines, communication cables, and drainage structures and other utilities as may be necessary, and the right of ingress and egress for the maintenance, operation, repair, and replacement of such utilities, including the right to trim interfering trees and shrubs. Landowner shall maintain easement area clear of buildings and structures. Said easements and rights shall be utilized in a reasonable and prudent manner.

Executed by owner: The S N Warehouse, LLC, by Erin Neer as member for The S N Warehouse, LLC

Erin Neer as Member for the S N Warehouse, LLC

The foregoing dedication was acknowledged before me this _____ day of _____, 20____
By Erin Neer as Member for The S N Warehouse, LLC.

My commission expires _____
Notary Public

CITY COUNCIL ACCEPTANCE STATEMENT

This plat and the statement hereon are accepted and approved by the City Council of the City of Cortez this _____ day of _____, 20____.

Mayor _____

City Clerk _____

EASEMENTS ACCEPTED AND APPROVED BY:

City of Cortez, Public Works _____ Atmos Energy _____
CenturyLink Communications _____ Cortez Sanitation District _____
Empire Electric Association, Inc. _____

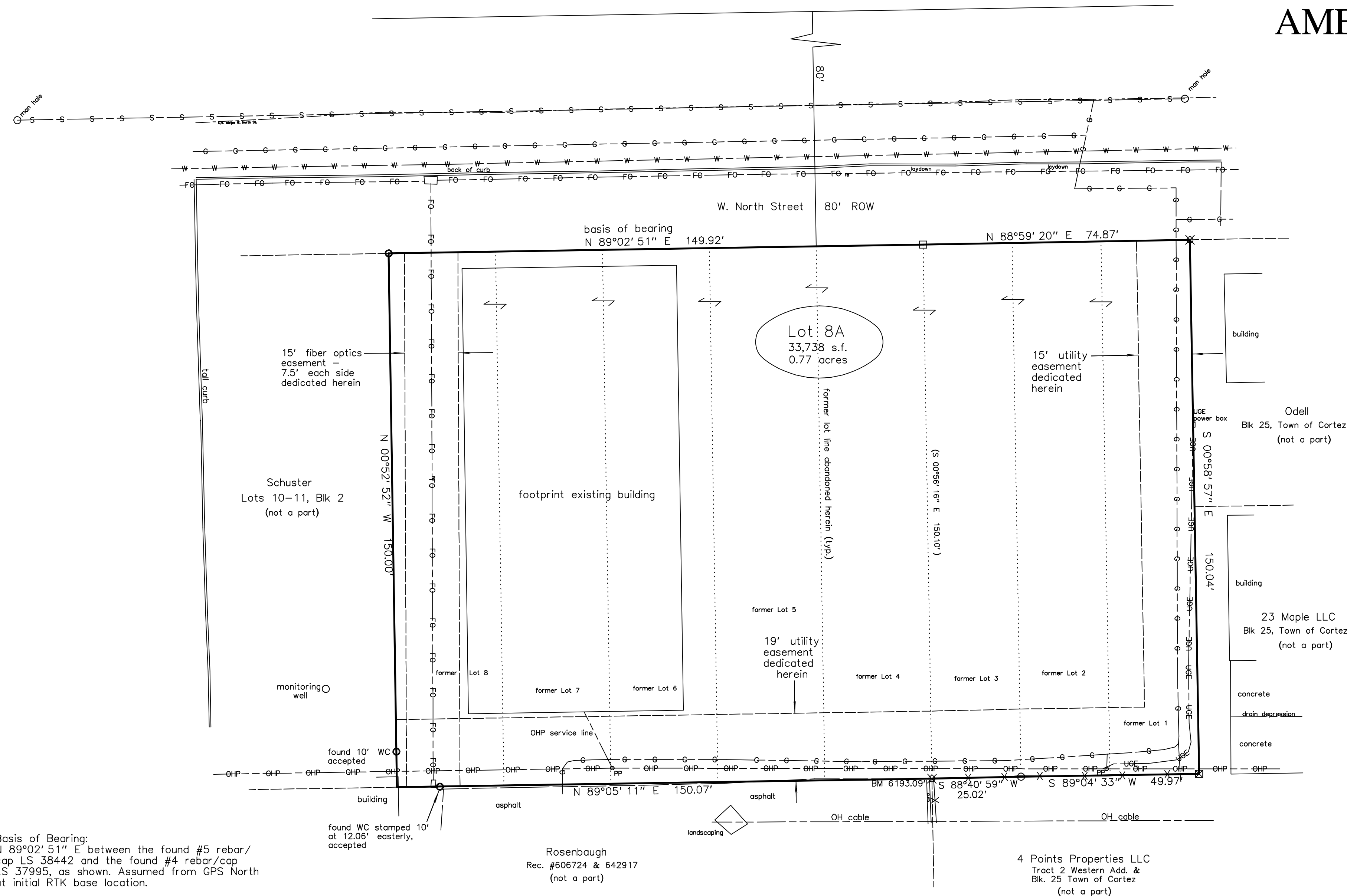
SURVEYOR'S CERTIFICATE

I do hereby certify to the above signed owner, The S N Warehouse, LLC, that this plat was prepared from data collected by a survey performed by me, or under my direct supervision, and is correct to the best of my knowledge and belief.

Gerald G. Huddleston - LS 17490 _____ date _____

ATTEST:

This plat was filed for record in the office of the County Clerk and Recorder of Montezuma County, Colorado, at _____ (a.m., p.m.) on the _____ day of _____, and duly filed in Plat Book _____ at Page _____ under Reception Number _____.



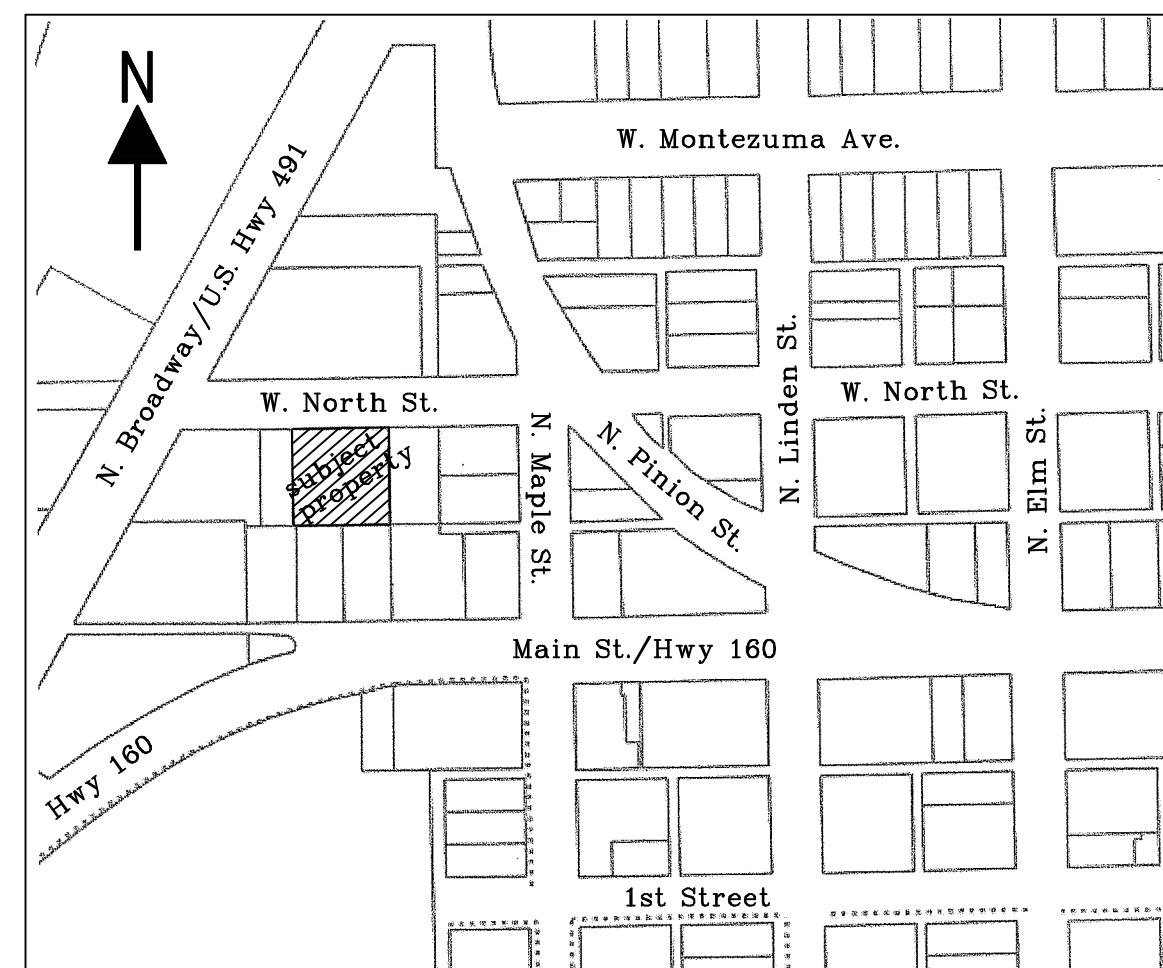
Basis of Bearing:
N 89°02' 51" E between the found #5 rebar/
cap LS 38442 and the found #4 rebar/cap
LS 37995, as shown. Assumed from GPS North
at initial RTK base location.



Scale: 1" = 20'
U.S. Survey Feet

- found #5 rebar/1.5" aluminum cap LS 38442
- found #4 rebar/plastic cap LS 37995
- found #4 rebar/plastic cap LS 6728
- ⊗ found #4 rebar
- ⊠ set #4 rebar/ plastic cap LS 17490

- x-x-x-x- fence line
- o-o-o-o- gas line
- - - - - power line OHP and UGE
- - - - - sewer line
- FO-FO-FO- fiber optics line
- w-w-w-w- water line



VICINITY MAP

NOTICE:

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.

THE S N WAREHOUSE, LLC

Amended Plat of Lots 1-8, Block 2W,
Western Addition to the Town of Cortez
Section 27,
T.36 N. R.16 W.,
Montezuma County, Colorado

28 August 2023

HUDDLESTON LAND SURVEYING
P.O. Box KK - Cortez, CO 81321 - (970) 565-3330

PRELIMINARY

KNOW ALL MEN BY THESE PRESENTS, that I, GERALD G. HUDDLESTON, Colorado LS 17490, do hereby certify that this plat was prepared from field notes of an actual survey made by me or under my supervision and that the same is true and accurate to the best of my knowledge and belief. This plat is in accordance with applicable standards of practice. This statement is not a guaranty or warranty, either expressed or implied.

SPECIAL WARRANTY DEED

THIS DEED, Made this 4th Day of October, 2021.

Between **ROGERS EQUIPMENT SALES INC., A COLORADO CORPORATION**

of the County of La Plata and State of Colorado, grantor

and **THE S N WAREHOUSE, LLC, A COLORADO LIMITED LIABILITY COMPANY**

whose legal address is 27696 Highway 145
Dolores, CO 81323

State Documentary Fee

Date: 10/4/21

\$ 16.50

of the County of Montezuma and State of Colorado, grantee

WITNESSETH, That the grantor for and in consideration of the sum of
-----**TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**-----
the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee, its successors and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of Montezuma and State of Colorado described as follows:

Lots 4, 5, 6, 7, 8, and 9, Block 2W, WESTERN ADDITION, according to the plat thereof filed for record November 20, 1947 in Book 1 at Page 56.

As known by street and number as: 459 W North
Cortez, CO 81321

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee, its successors and assigns forever. The grantor, for itself, its successors does covenant, and agree that the grantor shall and will **WARRANT AND FOREVER DEFEND** the above bargained premises in the quiet and peaceable possession of the grantee, its successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, by, through or under the grantor, except: 2021 taxes due and payable in the year 2022. Subject to Statutory Exceptions as defined in CRS § 38-30-113(5).

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

ROGERS EQUIPMENT SALES INC., A COLORADO CORPORATION

BY: [Signature]
MICHAEL BRUCE ROGERS, PRESIDENT

STATE OF COLORADO
COUNTY OF LA PLATA

The foregoing instrument was acknowledged before me this 4th day of October, 2021
By: **MICHAEL BRUCE ROGERS AS PRESIDENT OF ROGERS EQUIPMENT SALES INC., A COLORADO CORPORATION**

My commission expires: July 24, 2025

**GENNY L. SMITH
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19884009434
MY COMMISSION EXPIRES 07/24/2025**

Witness my hand and official seal
[Signature]
Notary Public

SPECIAL WARRANTY DEED



MO 22104 387

SPECIAL WARRANTY DEED

THIS DEED, Made this 4th Day of October, 2021

Between **ROGERS EQUIPMENT SALES INC., A COLORADO CORPORATION**

of the County of La Plata and State of Colorado, grantor

and **THE S N WAREHOUSE, LLC, A COLORADO LIMITED LIABILITY COMPANY**

whose legal address is 27696 Highway 145
Dolores, CO 81323

of the County of Montezuma and State of Colorado, grantee

WITNESSETH, That the grantor for and in consideration of the sum of
-----TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION-----
the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee, its successors and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of Montezuma and State of Colorado described as follows:

Lots 4, 5, 6, 7, 8, and 9, Block 2W, WESTERN ADDITION, according to the plat thereof filed for record November 20, 1947 in Book 1 at Page 56.

As known by street and number as: 459 W North
Cortez, CO 81321

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee, its successors and assigns forever. The grantor, for itself, its successors does covenant, and agree that the grantor shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable possession of the grantee, its successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, by, through or under the grantor, except: 2021 taxes due and payable in the year 2022. Subject to Statutory Exceptions as defined in CRS § 38-30-113(5).

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

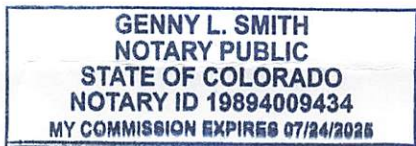
ROGERS EQUIPMENT SALES INC., A COLORADO CORPORATION

BY: Michael Bruce Rogers
MICHAEL BRUCE ROGERS, PRESIDENT

STATE OF COLORADO
COUNTY OF LA PLATA

The foregoing instrument was acknowledged before me this 4th day of October, 2021
By: MICHAEL BRUCE ROGERS AS PRESIDENT OF ROGERS EQUIPMENT SALES INC., A COLORADO CORPORATION

My commission expires: July 24, 2025



Witness my hand and official seal

Genny L. Smith
Notary Public



631 E. Main Street
Cortez, CO 81321
PHONE: (970)564-9770
FAX: (970)564-9769

December 15, 2021

THE S N WAREHOUSE, LLC
27696 Highway 145
Dolores, CO 81323

Re: **MO22105915**
THE S N WAREHOUSE, LLC &
TBD W. North St., Cortez, CO 81321
LOAN NO.:

As you may know we are now **e-filing** documents in **Montezuma** County. Please find enclosed the original stamped **Special Warranty Deed** recorded on **12/15/2021** as Reception No. **641964** and a copy of the same printed from the **Montezuma** County Clerks records.

I would like to take this time to thank you for the opportunity to serve you. If we can be of any further assistance, please do not hesitate to call.

Sincerely,

April Jackson
Closing Department

Enclosure

SPECIAL WARRANTY DEED

THIS DEED, Made this 15th Day of December, 2021

Between **JOHNNY R. MOSHER and SHIRLEY M. MOSHER**

of the County of Montezuma and State of Colorado, grantor

and **THE S N WAREHOUSE, LLC**

whose legal address is 27696 Highway 145
Dolores, CO 81323

of the County of Montezuma and State of Colorado, grantee

State Documentary Fee

Date: 12.15.2021

\$ 6.00

WITNESSETH, That the grantor for and in consideration of the sum of
-----**TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**-----
the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents
does grant, bargain, sell, convey and confirm, unto the grantee, its successors and assigns forever, all the real property together
with improvements, if any, situate, lying and being in the County of Montezuma and State of Colorado described as follows:

**Lots 1, 2 and 3, Block 2W, WESTERN ADDITION, according to the plat thereof filed for record
November 20, 1947 in Book 1 at Page 56.**

As known by street and number as: **TBD W. North St.
Cortez, CO 81321**

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining,
and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right,
title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained
premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the
grantee, its successors and assigns forever. The grantor, for himself, his heirs, personal representatives, successors does
covenant, and agree that the grantor shall and will **WARRANT AND FOREVER DEFEND** the above bargained premises in the
quiet and peaceable possession of the grantee, its successors and assigns, against all and every person or persons lawfully
claiming the whole or any part thereof, by, through or under the grantor, except: 2021 taxes due and payable in the
year 2022. Subject to Statutory Exceptions as defined in CRS § 38-30-113(5).

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all
genders.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

Johnny R. Mosher
JOHNNY R. MOSHER
Shirley M. Mosher
SHIRLEY M. MOSHER



MO22105915

STATE OF COLORADO
COUNTY OF MONTEZUMA

The foregoing instrument was acknowledged before me this 15th Day of December, 2021

By: **JOHNNY R. MOSHER and SHIRLEY M. MOSHER**

My commission expires: 8.3.2025

Witness my hand and official seal

Carrie Leigh Davis

Notary Public

SPECIAL WARRANTY DEED

CARRIE LEIGH DAVIS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20094016709
My Commission Expires August 3, 2025

E RECORDED DATE 12-15-21
COUNTY Montezuma
REC. NO. 141964

SPECIAL WARRANTY DEED

THIS DEED, Made this 15th Day of December, 2021

Between **JOHNNY R. MOSHER and SHIRLEY M. MOSHER**

of the County of Montezuma and State of Colorado, grantor

and **THE S N WAREHOUSE, LLC**

whose legal address is 27696 Highway 145
Dolores, CO 81323

of the County of Montezuma and State of Colorado, grantee

State Documentary Fee

Date: 12-15-2021

\$ 6.00

WITNESSETH, That the grantor for and in consideration of the sum of
-----TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION-----
the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee, its successors and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of Montezuma and State of Colorado described as follows:

Lots 1, 2 and 3, Block 2W, WESTERN ADDITION, according to the plat thereof filed for record November 20, 1947 in Book 1 at Page 56.

As known by street and number as: TBD W. North St.
Cortez, CO 81321

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee, its successors and assigns forever. The grantor, for himself, his heirs, personal representatives, successors does covenant, and agree that the grantor shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable possession of the grantee, its successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, by, through or under the grantor, except: 2021 taxes due and payable in the year 2022. Subject to Statutory Exceptions as defined in CRS § 38-30-113(5).

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

Johnny R. Mosher
JOHNNY R. MOSHER
Shirley M. Mosher
SHIRLEY M. MOSHER



STATE OF COLORADO
COUNTY OF MONTEZUMA

The foregoing instrument was acknowledged before me this 15th Day of December, 2021

By: **JOHNNY R. MOSHER and SHIRLEY M. MOSHER**

My commission expires: 8.3.2025

Witness my hand and official seal

Carrie Leigh Davis

Notary Public

SPECIAL WARRANTY DEED

CARRIE LEIGH DAVIS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20094016709
My Commission Expires August 3, 2025



CITY OF CORTEZ
123 ROGER SMITH AVENUE
CORTEZ, CO 81321

October 03, 2023

Agenda Item: 7. a.

MEMO TO: Planning and Zoning Commission

FROM: Cheryl Lindquist, Permit Technician/Deputy City Clerk

SUBJECT: **Montezuma County application HOCH 2 Lot Amend**

BACKGROUND

The parcel under consideration for rezoning and subdivision is adjacent to City limits on two sides, eligible for annexation and within the 1-mile area of influence. County Road L is designated as an Arterial in the Road Master Plan.

ISSUES

See Attached.

RECOMMENDATION

Staff recommends that the Commission state any concerns and request comments be forwarded to the County if so desired.

Attachments

Staff Report
County Packet



Community & Economic
Development Dept.
123 Roger Smith Avenue
Cortez, CO 81321

Meeting Date: October 3, 2023

MEMO

TO: Members of the Cortez Planning and Zoning Commission

FROM: Nancy Dossdall, Contract City Planner

SUBJECT: County Development- Review of a proposed rezone from AR 35 to Heavy Industrial and Subdivision

ATTACHMENTS: County Application Packet: Applicants propose to amend the Hoch 2 Lot Minor Subdivision and AR3-9, to create one additional lot. The applicants also propose to rezone the property to Heavy Industrial for a construction equipment and materials storage yard.

BACKGROUND

The parcel under consideration for rezoning and subdivision is adjacent to City limits on two sides, eligible for annexation and within the 1-mile area of influence. County Road L is designated as an Arterial in the Road Master Plan.

When the subdivision/rezone were first proposed earlier this year, we sent the attached comments.

The Montezuma County Board of County Commissioners will hold a public hearing for this permit on October 19, 2023.

RECOMMENDATION

Staff recommends that the Commission state any concerns and request comments be forwarded to the County if so desired.



City of Cortez
Community and Economic Development
123 Roger Smith Avenue
Cortez, CO 81321

April 5, 2023

Montezuma County Planning Department
c/o S. Jane Duncan
109 W Main St., Room 270
Cortez, CO 81321

Via email: sjd@co.montezuma.co.us

RE: Hoch Subdivision and Rezone

To: Montezuma County Planning and Zoning Commission

Thank you for the opportunity to comment on the above referenced project. The City of Cortez Planning and Zoning Commission reviewed the project at their meetings of February 7, 2023 and April 4, 2023, and have the following comments and concerns:

- The property is located adjacent to City limits on two sides. The City has approved a residential subdivision on the adjacent property, that is currently partially developed with homes. The property is currently eligible for annexation.
- The proposal includes a request for rezoning to Heavy Industrial. Heavy Industrial uses shall mean “uses engaged in the basic processing and manufacturing of materials or products predominately from extracted or raw materials; or a use engaged in storage of, or manufacturing processes using, flammable or explosive materials; or storage or manufacturing processes that potentially involve hazardous conditions. Heavy Industrial shall also mean those uses engaged in the operation, parking and maintenance of heavy equipment and trucks, cleaning of equipment or work processes involving solvents, solid waste or sanitary waste transfer stations, recycling establishments, and transport terminals (truck terminals, public works yards, container storage), mining and extracting industries, petrochemical industries, rubber refining, and primary metal or related industries.” These uses are not appropriate adjacent to City limits and especially adjacent to residential properties at urban densities. While we appreciate the minor revisions to the proposal to move the heavy industrial zoning slightly away from City residents, we still are concerned about the impact of heavy industrial uses adjacent to city limits. City residents should not be subjected to hazardous and loud uses such as those listed above.
- The proposal, with internal access that duplicates adjacent City streets is not in conformance with the City Streets Plan.
- CDOT has indicated that the intersection of Alamosa St. and Hwy 145 may require upgrading to accommodate the development. While we understand that a traffic

impact report will be prepared, we would like to review the report before any approvals are granted. The City does not currently have plans to participate in improvements at that intersection.

- Because the property is adjacent to City limits, it should be developed with City standard infrastructure including roads, pedestrian connections, sewer, water and drainage to prevent impacts and provide for appropriate connectivity.
- The proposal for rezoning and subdivision appears premature with uncertain future uses
- Given its location, eligibility for annexation and all issues described above, the City of Cortez Planning and Zoning Commission believes that any future development on the property should occur in the City with annexation.

Thank you for your consideration, please let us know if you have any questions.

Sincerely,

Rachael Marchbanks

Rachael Marchbanks
Community and Economic Development Director



Montezuma County Planning Department

109 West Main, Room 270

Cortez, CO 81321

(970) 565-2801

(970) 565-3420 Fax

PUBLIC NOTICE MONTEZUMA COUNTY PLANNING & ZONING COMMISSION

Notice is hereby given that the Montezuma County Planning & Zoning Commission will hold a Public Hearing for the purpose of reviewing and determining recommendations to be made to the Board of County Commissioners regarding a proposed Amendment Application to the Hoch 2 Lot Minor Subdivision and AR3-9 & INDHZ Rezoning submitted by Daniel & Debbie Hoch; agent: Rachel Abeln, on property located at TBD Road L, Cortez, CO, consisting of 32.91 acres, more or less, located south of Road L, east of Road 26, situated in S. 24, T.36N, R.16W, N.M.P.M. The hearing will be held Thursday, October 19, 2023 at 6:00pm, Commissioner's Hearing Room, Montezuma County Administrative Offices, 109 W. Main, Cortez, CO. Interested persons may attend and give input. Information may be obtained from the Planning Office on-line service at <https://co-montezuma-co.smartgovcommunity.com/Public/Home>; you may also contact the Planning Dept. at (970) 565-2801 with questions.

Dated this 25th day of September, 2023

/s/ Kim Percell, Clerk,
Board of County Commissioners
Montezuma County, CO

Published in the Cortez Journal on Wednesday, October 4, 2023



Application Date: September 14 2023

Date of Planning Commission Meeting: October 19, 2023

(All dates are subject to proper completion of submittals in preparation for the public hearing process.)

MONTEZUMA COUNTY SUBDIVISION AND RE-ZONING APPLICATION

This application is intended to give pertinent information to the Planning Department of Montezuma County for the purpose of determining the review procedure for a proposed zoning request. Nothing in this application is intended to abrogate any policy, design guideline, or standard as set forth in the Montezuma County Land Use Code, Amended March 2, 2015, Resolution No. 3-2015.

An applicant may pick up a hard copy of the Montezuma County Land Use Code for \$10.00 in office or go online for a free copy. We encourage all applicants to get a copy of the Land Use Code.

1) Applicant Name(s): Daniel & Debbie Hoch
Mailing Address: P O Box 631, Cortez, CO 81321
Telephone Number: 970-882-7275 Alternate Number: 970-749-3002
Email Address: danielsconcrete@yahoo.com

2) Agent(s): _____ Phone No: _____
Email _____
(If the applicant is not the owner then evidence that the owner is aware of and consents to the filing of this application must be provided in writing before the application will be accepted.)

3) Proposed Development: Current Zoning: AR35+ Requested Zoning: AR3-9/INDHZ
Number of Lots Proposed: 1 (one) Total Acres: 3+/-
A brief description of proposed land use: Applicants propose to amend the Hoch 2 Lot Minor Subdivision, to create a 4 Lot Moderate Subdivision, adding 2 lot. The applicants also propose to rezone one lot to Agricultural/Residential and one lot to Heavy Industrial in order for construction equipment and materials storage yard.
Parcel I.D. Number: 56112422202
Physical Address of Property: TBD Road L, Cortez, CO
Legal Description of Property: Section 24 Township 36N Range 16W

4) Brief description of the adjacent land uses: The surrounding properties consist of residential, agricultural, heavy and light industrial.
Number of Lots: 1 Average Acreage per Lot: 3+/- Total Acres: 3+/-

5) Applicant shall submit sufficient copies of a pre-sketch plan which shows the general location of the development in sufficient detail to evaluate the relationship between the development and the physical features of the land and abutting lands. See Chapter 5: Section 3: 5302.

Pre-Sketch Plan Checklist:

- Location of proposed development areas upon the site
- Total acreage
- Abutting land uses, zoning designations, abutting land owners names and addresses
- Existing roads, streets and highways
- Major physical features including structures, buildings, boundary fencing irrigation ditches and pipelines, utilities, topography, drainage, wetlands, noxious weed infestations and location of natural hazards.

- 6) Septic: Existing Infrastructure yes No
Septic Permit Information Attached: yes Permit
 No In Process

Other: This property is currently vacant. Any new septic system is required to be designed by a licensed engineer and permitted through the County Health Department
Copies of permits for existing systems are required. Installation of new systems will require permitting through the Sanitation Department. An Engineer will determine the type of septic system.

- 7) Rural Water: Existing Infrastructure yes No
Copy of Existing Tap Certificate: yes No not applicable
Service provided by: Montezuma Water Company
Letter attached: yes No
Service Available for Additional residential use(s)

- 8) Copy of Current Driveway/Access Permit from Montezuma County Road Department
 Yes No In Process
Access Permit can service up to _____ residential uses. Date on Permit: _____
Interior Road anticipated within development: Yes No
 This property is currently vacant. Applicant states they will be utilizing the current easement for driveway access from Road L.

- 9) CDOT Access/Permit: Any development that will require a direct access off any highway shall require permitting through CDOT. Required Yes Hwy: _____ No
 The applicant will be required to contact CDOT regarding what he proposes on this subdivision application. It is CDOT's opinion that the developer does a traffic study to see if the highway intersection meets current standards and see if the intersection meets traffic signal warrants.

- 10) Contact utility companies for information regarding any/all easements, contracts or fees for providing service to the development:
Electric: Empire Electric Other: _____
Telephone: CenturyTel CentryLink Farmers Other: _____
Gas Source: Atmos Energy Propane Other: _____

11) Irrigation Water: Yes No

Provided by: _____

12) Covenants Attached: Yes No

Draft Final Pages _____

The recorded covenants for the Hoch 2 Lot Minor Subdivision will need to be amended to reflect changes to the subdivision.

Recording Fee: \$13.00 for the first page and \$5.00 each additional page

13) Fire Mitigation Plan: Is the property located in an area identified on the A or B Community at Risk Map, or other areas that fall outside of the A or B Zone that have native vegetative cover deemed to be a wildfire risk:

Yes, requires a Comprehensive Wildfire Mitigation Plan:

Attached In Process

Fire Mitigation Plan Prepared by: _____

Wildfire Adapted Partnership recommends a waiver from a comprehensive plan as the parcel is very cleared of most hazardous fuels. While the property does not need a formal wildfire mitigation plan, it does not mean it is free from fire risk, mitigation efforts are always recommended. Wildfire Adapted Partnership offers free Home Wildfire Risk Site Visits. Contact Elizabeth James at (724) 977-8451 or ejames@wildfireadapted.org if the property owner would like to schedule a wildfire risk assessment. Elizabeth is the Montezuma County coordinator and will walk around the property with the owner and discuss what steps can make to be better prepared for wildfire. The property owner will receive a write up of everything they need to know to take the next steps in your wildfire preparedness journey as well as important materials to help guide them in their efforts. In many cases grant funding is available to help offset the costs of the mitigation projects. These visits generally take 60-90 minutes.

Submittal of Affidavit with directional photos Attached In Process

14) Weed Plan: Attached In Process

Prepared by: _____

No noxious weed plan is required, per the County Noxious Weed Manager, however the property owner is still responsible for the management of the noxious weed population.

15) Geologic Investigation: Required Not Required

Prepared by: _____

Geologic Investigation required for Moderate and Major Development.

16) Storm Water Permit Required: Yes No Not Applicable

Required for Developments that disturb at least 1 acre of top soil in the process of developing.

17) Drainage Plan Required: Yes No Not Applicable

Known site characteristics: _____

Mitigation Measures to be taken: _____

18) Floodplain Development Permit: Yes No Not Applicable

19) Municipal Review: Cortez Dolores Mancos Not Applicable

20) In accordance with CRS 31-23-215, all mineral rights owners and lessees of mineral owners should be notified regarding proposed subdivision of property. The following information can be obtained from the Assessor's Office.

NAMES AND CURRENT ADDRESS OF MINERAL RIGHTS OWNERS:

Name: THERE ARE NO MINERAL OWNERS FOR THIS PROPERTY
Address: _____

21) Other:

22) Brief description of any planned or future development:

Are there any other development applications that effect the proposed development:

Yes No

No further development is planned at this time.


PROHIBITION ON LEGAL ADVICE Staff members cannot give legal advice. This prohibition includes assisting or advising with documents to file or record, completing the documents, or assessing the legality or "correctness of a document(s)." If this type of assistance is required, contact your attorney or legal advisor. C.R.S. 12-5-101

The landowner by signing this acknowledges that all federal, state and local permits will be obtained.



Applicant

Date: 9-14-23



Applicant

Date: 9-14-23

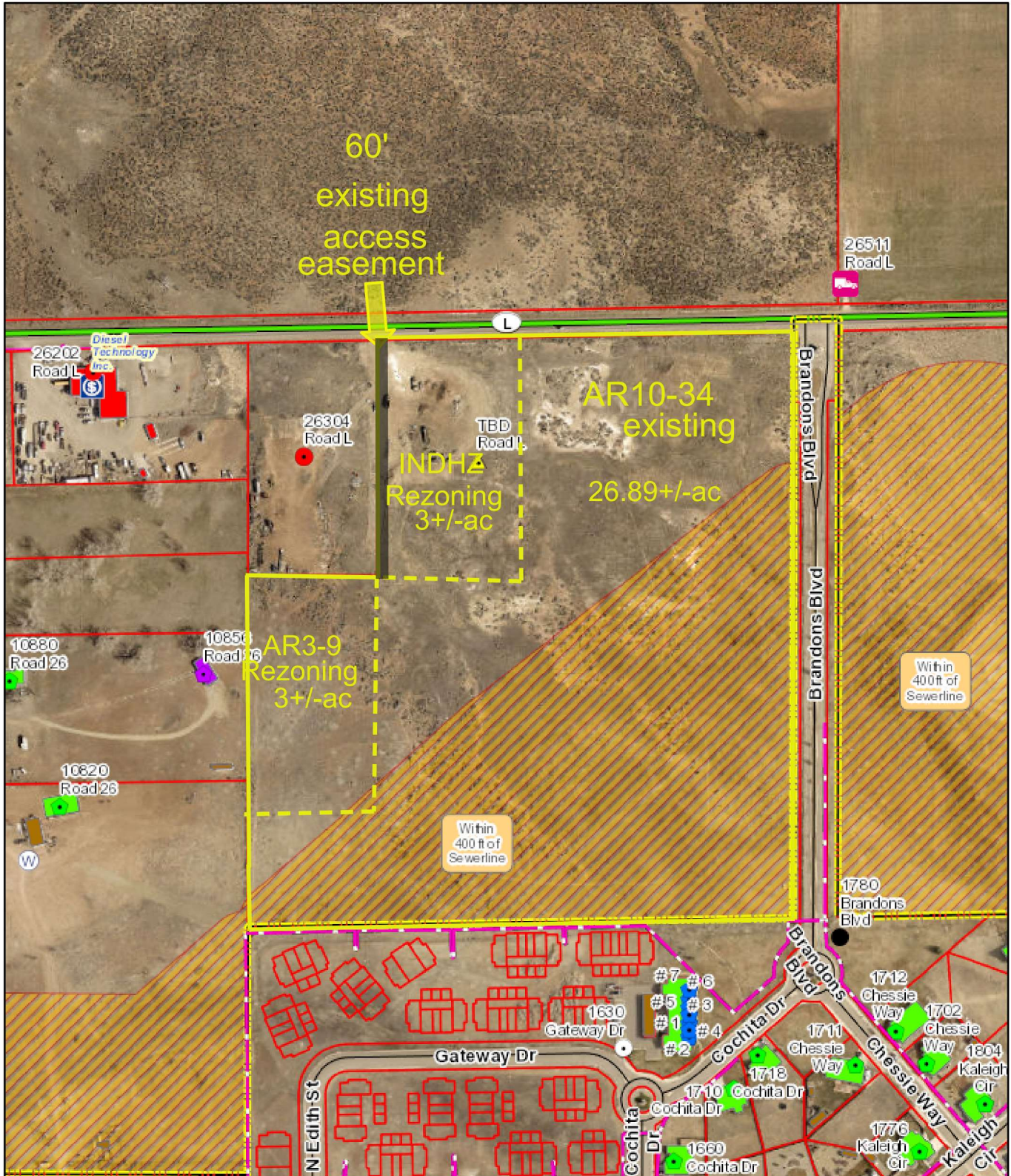
COUNTY USE ONLY

Based on the information provided herein, this Application complies with the application submittal requirements per the Montezuma County Land Use Code.

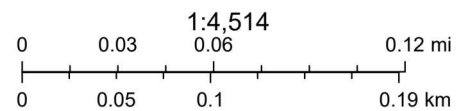
Name: _____ Title: _____

Planning Director Review:  Date: 9/19/23

Montezuma Planning Map



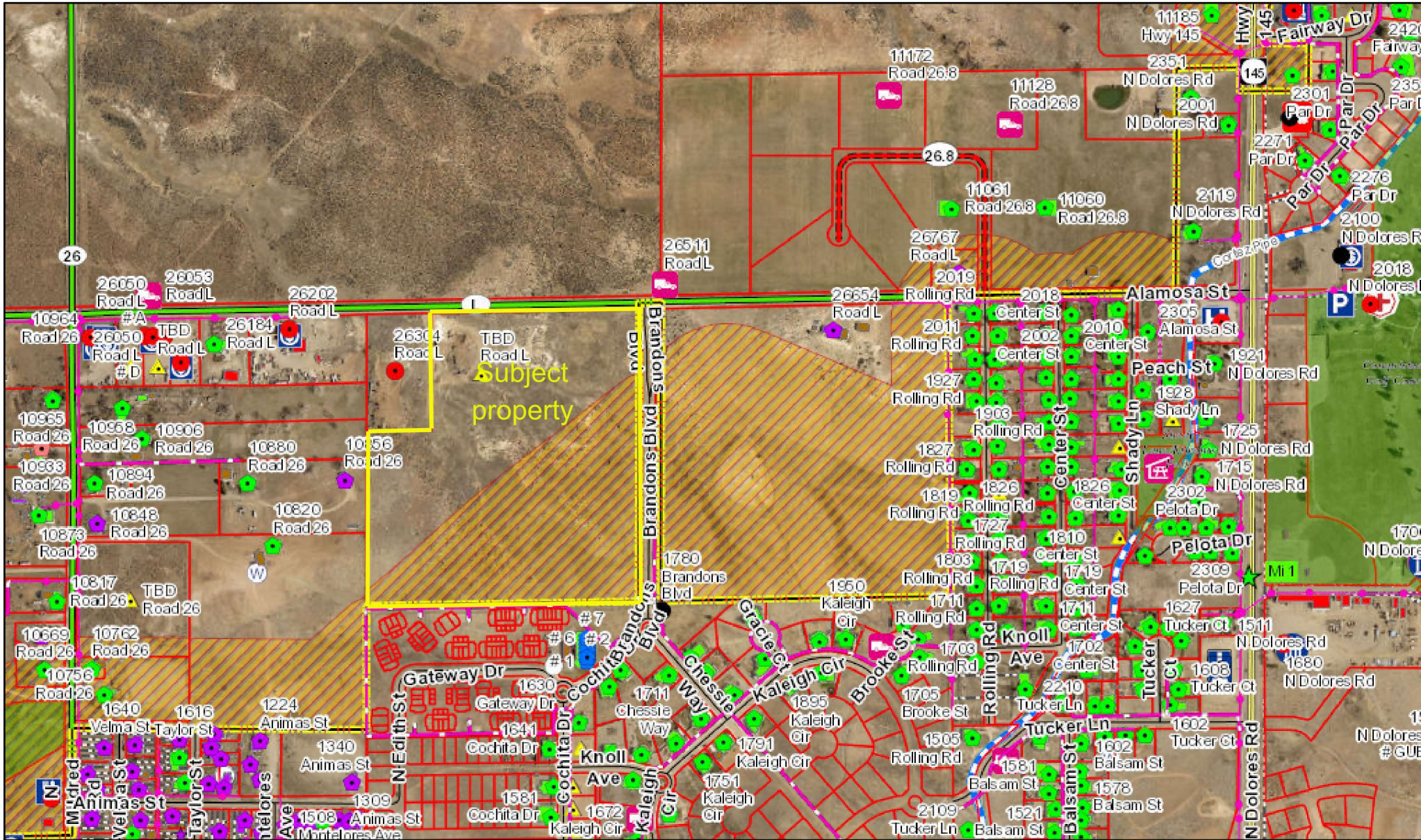
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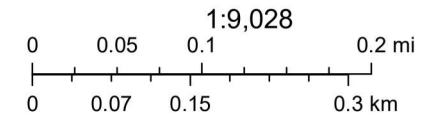
- | | | |
|----------------------|---------------------------|------------------|
| Addresses | Mobile Home Site | Group Identifier |
| Residential | Vacant Mobile Home Hookup | Group Quarters |
| Residential_Business | Townhome or Apartment | Vacant Lot |
| Commercial | Agricultural Buildings | Driveway Access |
| Mobile Home | Campground Site | Other |

Hexagon Imagery, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Montezuma Planning Map

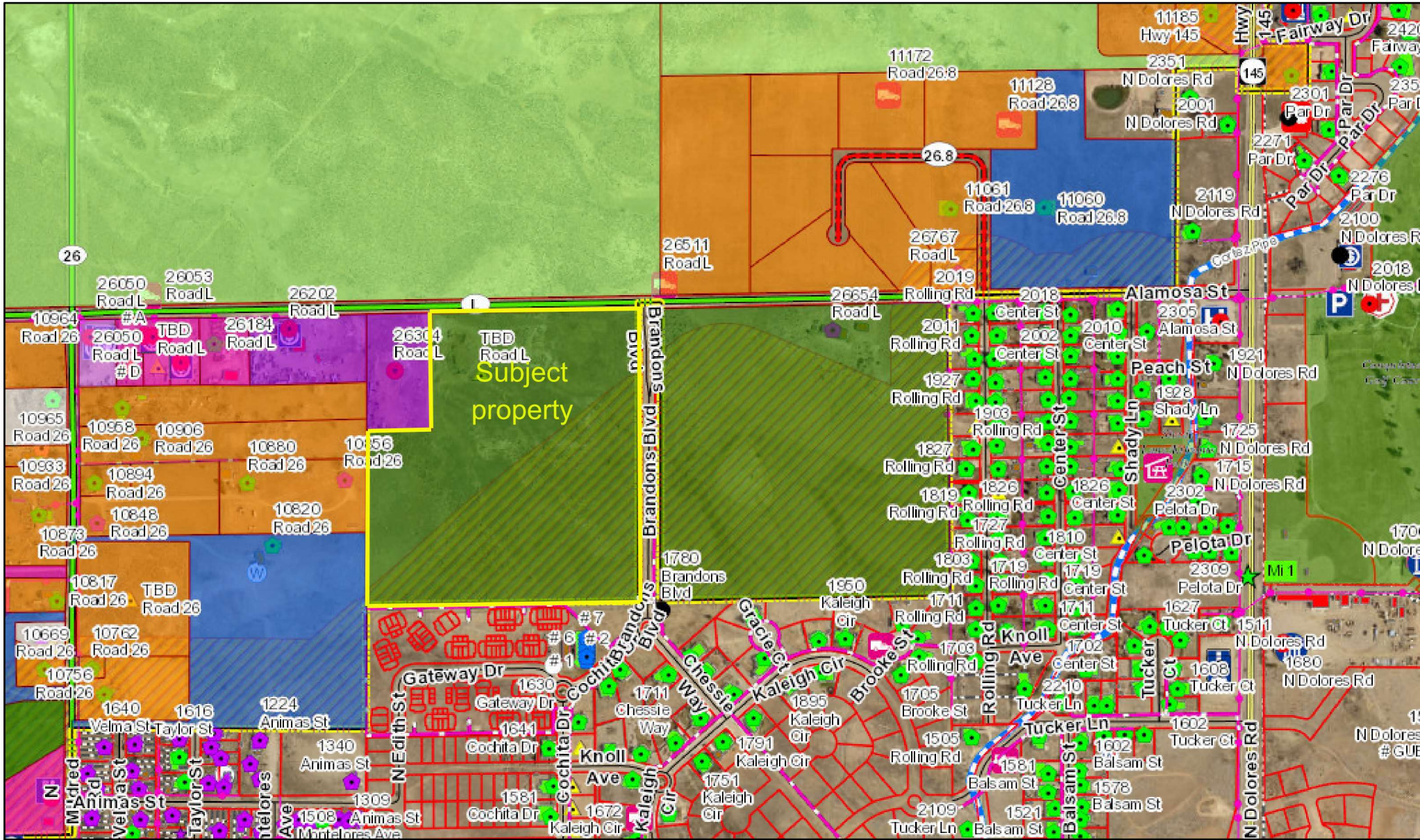


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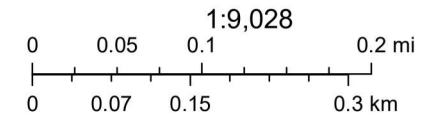
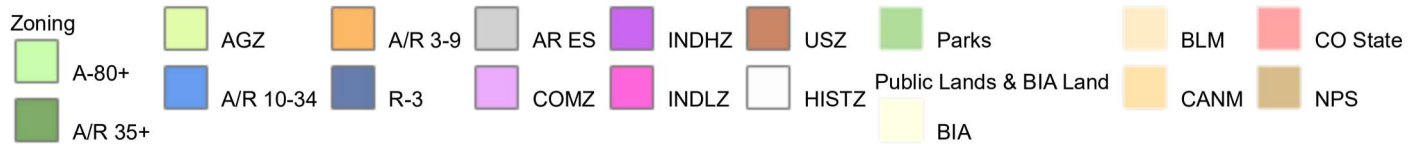


Hexagon Imagery, Source: Esri, Maxar, Earthstar Geographics, and User Community

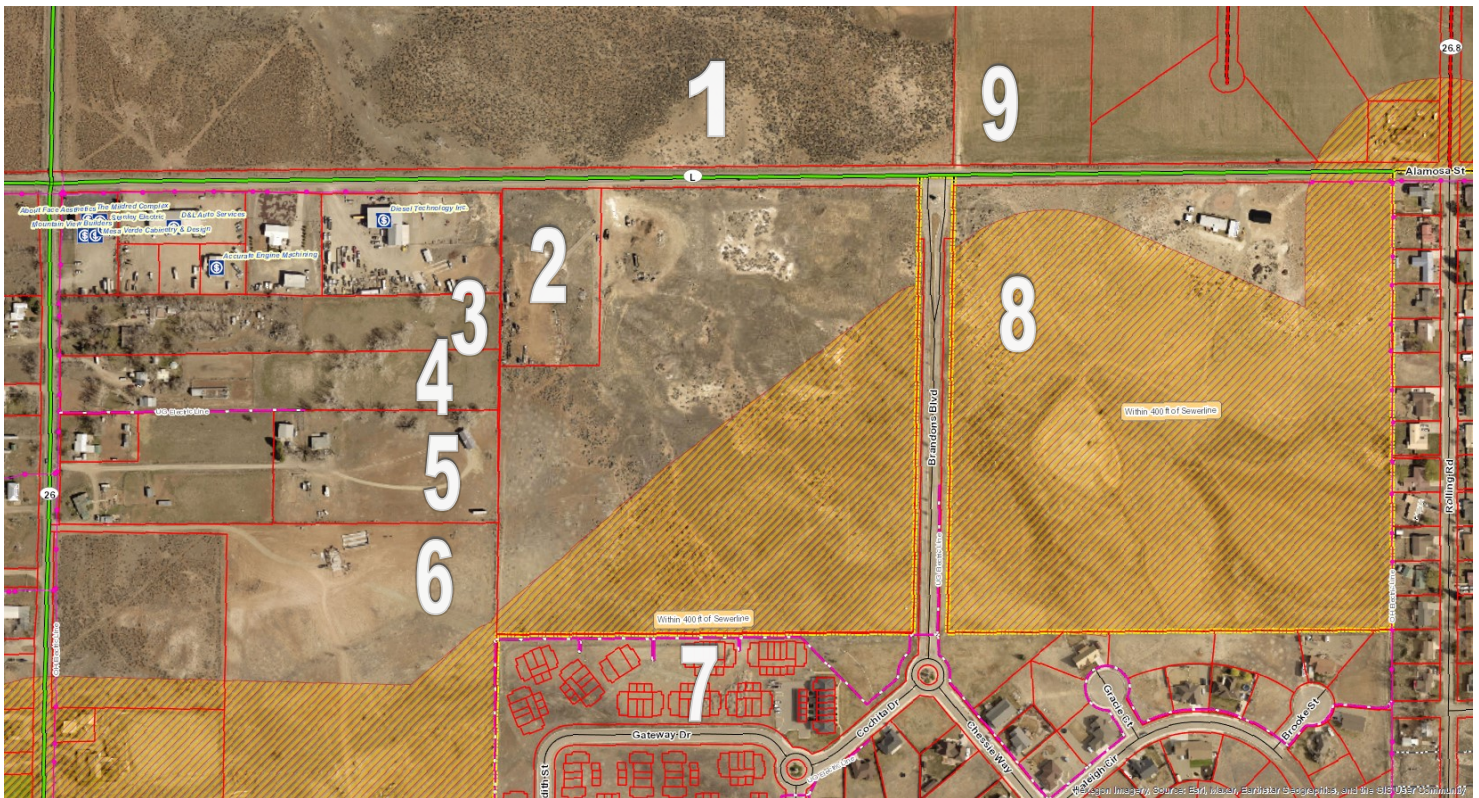
Montezuma Planning Map



9/19/2023, 9:59:51 AM



Hexagon Imagery, Source: Esri, Maxar, Earthstar Geographics, and User Community



	Property Owner	Mailing Address	Physical Address	Zone	Acres
1	Robert Millard	17090 Road 22, Cortez, CO 81321	26053 Road L, Cortez, CO 81321	A80+	321.38+/-
2	Raptor Self-Storage, LLC	715 Wuthering Heights Dr, Colorado Springs, CO 80921	26304 Road L, Cortez, CO 81321	INDHZ	3.43+/-
3	Stanley Sparks	10958 Road 26, Cortez, CO 81321	10958 Road 26, Cortez, CO 81321	AR3-9	5+/-
4	Jason & Amy Moshonas	10906 Road 26, Cortez, CO 81321	10906 Road 26, Cortez, CO 81321	AR3-9	5+/-
5	Harold McNamee	10880 Road 26, Cortez, CO 81321	10880 Road 26, Cortez, CO 81321	AR3-9	5+/-
6	Joe & Charma Gray	714 Hartman Drive, Cortez, CO 81321	TBD Road 26, Cortez, CO 81321	AR10-34	16.57+/-
7	Brandons Gate Townhomes HOA, Inc.	P O Box 641, Dolores, CO 81323	TBD Gateway Dr., Cortez, CO 81321	City	.05+/-
8	Paul Adams	26654 Road L, Cortez, CO 81321	26654 Road L, Cortez, CO 81321	AR35+	40+/-
9	Lighthouse Baptist Church of Montezuma CO, COLO	11502 Hwy 145, Cortez, CO 81321	26511 Road L, Cortez, CO 81321	AR3-9	9.32+/-



CITY OF CORTEZ
123 ROGER SMITH AVENUE
CORTEZ, CO 81321

October 03, 2023

Agenda Item: 7. b.

MEMO TO: Planning and Zoning Commission

FROM: Cheryl Lindquist, Permit Technician/Deputy City Clerk

SUBJECT: **Montezuma County RAPTOR STORAGE**

BACKGROUND

The parcel under consideration is for a permit to add additional storage units at an existing facility on County Road L. The property is within the 1-mile area of influence. County Road L is designated as an Arterial in the Road Master Plan.

ISSUES

See Attached.

RECOMMENDATION

Staff recommends that the Commission state any concerns and request comments be forwarded to the County if so desired.

Attachments

Staff Report
county documents



*City of Cortez Planning
and Building
123 Roger Smith Avenue
Cortez, CO 81321*

Meeting Date: October 3,

2023

MEMO

TO: Members of the Cortez Planning and Zoning Commission

FROM: Nancy Dossdall, Contract City Planner

SUBJECT: County Development- Review of a proposed High Impact Permit for additional storage units to be located at 26304 Road L.

ATTACHMENTS: County Application Packet: Applicants propose

BACKGROUND

The parcel under consideration is for a permit to add additional storage units at an existing facility on County Road L. The property is within the 1-mile area of influence. County Road L is designated as an Arterial in the Road Master Plan.

The Montezuma County Planning & Zoning Commission will hold a public hearing for this permit on October 19, 2023.

RECOMMENDATION

Staff recommends that the Commission state any concerns and request comments be forwarded to the County if so desired.



**Montezuma County Planning & Zoning
Commission**

109 West Main, Room 270
Cortez, CO 81321
(970) 565-2801
(970) 565-3420 Fax

**PUBLIC NOTICE
MONTEZUMA COUNTY PLANNING & ZONING COMMISSION**

Notice is hereby given that the Montezuma County Planning & Zoning Commission will hold a Public Hearing for the purpose of reviewing and determining recommendations to be made to the Board of County Commissioners regarding a proposed High Impact Permit Application submitted by Raptor Self-Storage, LLC, on property located at 26304 Road L, Cortez, CO consisting of 3.43 acres, more or less, located south of Road L, east of Road 26, situated in Section 24, Township 36N, Range 16W, N.M.P.M. The hearing will be held Thursday, October 19, 2023 at 6:00pm in the Commissioner's Hearing Room, 109 W. Main, Cortez, CO. Interested persons may attend and give input. Information may be obtained from the Planning Office on-line service at <https://co-montezuma-co.smartgovcommunity.com/Public/Home>; you may also contact the Planning Dept. at (970) 565-2801 with questions.

Dated this 20th day of September, 2023.

/s/ Kim Percell, Clerk,
Board of County Commissioners
Montezuma County, CO

Published in the Cortez Journal on Wednesday, October 4, 2023



Date Submitted: September 21, 2023

MONTEZUMA COUNTY HIGH IMPACT PERMIT APPLICATION
Conditions and safeguards may be imposed by the County Commissioners

This application is intended to give pertinent information to the Planning Department of Montezuma County for the purpose of the review process for a proposed zoning request. Nothing in this application is intended to retract any policy, design guideline, or standard as set forth in the Montezuma County Land Use Code, Amended November 17, 2020, Resolution No. 21-2020.

Please initial here that you have a current copy of the Montezuma County Land Use Code or can access a copy online at www.montezumacounty.org ; Click on Departments; Planning; and Montezuma Land Use Code _____.

- 1) Applicant(s) Name: Raptor Self-Storage Cortez LLC
Current Landowner's Name(s)/Owner: Raptor Self-Storage Cortez LLC
Landowner Mailing Address: 26304 Road L, Cortez, CO, 81321
Telephone Number (970)564-3935 Alternate Number: () _____
Email raptorselfstorage@gmail.com

- 2) Agent(s): Christopher Ross Phone No. (970) 564-3935
Agent Mailing Address: 715 Wuthering Heights Dr., Colorado Springs, CO 80921
Email: raptorselfstorage@gmail.com
(If the applicant is not the owner then evidence that the owner is aware of and consents to the filing of this application must be provided in writing before the application will be accepted.)

- 3) Existing Zoning: INDHZ Requested Zoning: N/A
Number of Lots: 1 Total Acres: 3.43+/-
A brief description of adjacent land usage: The surrounding properties consist of agricultural, residential, commercial and industrial uses.

A brief description of the proposed development / use: Raptor Self-Storage Cortez is proposing to place additional storage containers on the property in order to expand self-storage business operations. See attached full build-out plan and projected build-out timeline.

Parcel I.D. Number: 561124222001
Physical Address of Property: 26304 Road L, Cortez, CO
Legal Description of Property: Section 24 Township 36N Range 16W, N.M.P.M.

- 4) Brief description of the proposed development: Projected Timeline for Full Build-out: Current building footprint as of Sept 2023 = 14,080 square feet (approx. 9.4% of lot size); Projected by end of Sept 2024 = 30,080 square feet (approx. 20% of lot size); Projected by end of Sept 2025 = 36,840 square feet (approx. 24.5% of lot size). See attached site map

- 5) General High Impact Submittal Requirements: The High Impact Permit Application will include, but not be limited to, the following required attachment(s); and will be made apart of the High Impact Permit Application, in the form of a narrative, plan, map, or description per Chapter 2, Section 2, 2201.4 of the Land Use Code:
 - ▶ Names, Addresses, and contact information for the owner or representative of the owner
 - ▶ Current and completed High Impact Permit Application, summarizing the level of compliance with each Threshold Standard and any recorded use or planned unit development covenants.
 - ▶ A Site Plan, including a vicinity map, indicating to the extent feasible, compliance with the applicable Threshold Standards. *See pages 2-4 of the Land Use Code.*

- ▶ Detailed plans and specifications of the change in land use and conceptual or detailed plans for any potential enlargement of the development or land use.
- ▶ If the permit application concerns an enlargement of an existing use, the past history and expansion of the use.
- ▶ A list of the status of all other federal, state, and local permits and approvals that will be required for the change in land use, together with any proposal for coordinating these approvals with the County permitting process.
- ▶ A description of the public facilities required by the change in land use and evidence of service or specific proposals for providing facilities not currently available.
- ▶ Descriptions of those adverse impacts resulting from the change in land use which are not mitigated and which are irreversible and irretrievable.

6) A Mitigation Plan is required to address the following:

Threshold Standards that will be exceed during the construction or operation of the High Impact Permit request require Plans for mitigating conditions that exceed said standard(s). Below is an Evaluation for certifying the level of compliance with the Threshold Standards: Please check if your project Meets, Exceeds or if the Standard would be non-applicable.

- 7) Plans for winding down activities and service and facility demands: Attached Not Applicable
1. When the construction and/or operation of the project is complete,
 2. In the event that the project is suspended or terminated prior to completion, and
 3. For controlling, restoring, and remediation of any impacts that will continue after the construction and/or operation of the change in land use is complete.
- Plans for controlling and remediation of hazardous, toxic, and explosive substances that are used, stored, transported, disturbed, or produced in connection with the change in land use.
- Plans for monitoring the effectiveness of the mitigation measures.
- A description of how and when the mitigation plan will be implemented and financed.

8) Mitigation Plan: Attached, herewith and made a part of the application.

9) Additional requirements for projects involving the Potential of Highly Significant Impacts. Additional information may be required in the form of maps, narrative descriptions, photographs, data and studies to determine the nature and extent of potential highly significant impacts as provided for in 2202.6 and 2202.7 of the Land Use Code:

Additional Plan Submitted: Yes No Not Applicable

10) Weed Control Plan: Attached In Process:
 County Weed Manager recommends a waiver for a formal comprehensive weed plan, however the property owners are still responsible for the management of noxious weeds on the property

11) Professional Review Fee collected: Yes No

12) Municipal Review: Cortez Dolores Mancos Not Applicable

13) Rural Water: Existing Infrastructure yes No
 Copy of Existing Tap Certificate: yes No not applicable
 Service provided by: _____
 Letter attached: yes No In Process
 Service Available for _____ Additional COMZ/INDZ use(s)
NO water needed for this operation

14) Copy of Current Driveway/Access Permit from Montezuma County Road Department
 Yes No In Process
Access Permit can service up to ____ industrial use. Date on Permit: _____
Interior Road anticipated within development: Yes No
Road Cut and (or) Bore Permit required Yes No
If so, copy of permit attached Yes No

Driveway permit #DW-015-2020 was issued 2/14/2022

15) CDOT Access/Permit: Any development that will require a direct access off any highway shall require permitting through CDOT. Required Yes Hwy: _____ No

16) Contact utility companies for information regarding any/all easements, contracts or fees for providing service to the development:
Electric: Empire Electric Other: _____
Telephone: Cell Phone Only Centurylink Farmers Other: _____
Gas Source: Atmos Energy Propane Other: _____

17) Fire Mitigation Plan: Is the property located in an area identified on the A or B Community at Risk Map, or other areas that fall outside of the A or B Zone that have native vegetative cover deemed to be a wildfire risk:
 Yes, requires a Comprehensive Wildfire Mitigation Plan: Attached In Process
 WAP would recommend a waiver for this property as it is very cleared of most hazardous fuels and doesn't see the need for mitigation work
 Attached In Process

18) Weed Control Plan: Attached In Process:
 County Noxious Weed Manager comments they do not need a management plan, have spoken with them in the past about a plan, however the property owners are still responsible for noxious weed management

18) **NAMES AND CURRENT ADDRESS OF MINERAL RIGHTS OWNERS:**
 Attached Same as Surface Owner There are no mineral owners for this property

Applicant
Date: _____

Applicant
Date: _____

Based on the information provided herein, this Application complies with the application submittal requirements per the Montezuma County Land Use Code.

Planning Director Review: _____ Date: _____

**ATTACHMENT TO THE HIGH IMPACT PERMIT APPLICATION
THRESHOLD STANDARDS SUMMARY**

NO.	STANDARD	THRESHOLD	APPLICANTS RESPONSE	PLANNING DEPARTMENT NOTES
1	Minimum lot size	<ul style="list-style-type: none"> ◆ 3 acres ◆ 10 acres within the Dolores River Valley 	Raptor property totals 3.45 acres	Meets, this complies with the County Land Use Code. the property is 3.45 acres, more or less
2	Maximum Building Height	<ul style="list-style-type: none"> ◆ 35 feet 	Storage unit heights do not exceed 35 feet. Current storage units on property measure 8'9" high or less. When placed on footers, units do not exceed approximately 12'.	Meets, this complies with the County Land Use Code. storage units are one-story
3	Maximum Building Footprint	<ul style="list-style-type: none"> ◆ Maximum building footprint overall shall not exceed 12% of the lot size. ◆ Building footprint does not apply to Commercial or Industrial zoned parcels immediately adjacent to a state or federal highway with an approved CDOT access permit and in accordance with 5101.5 of the Montezuma County Land Use Code. 	<p>Raptor is seeking to expand self-storage operations and place additional storage units on the property. Future full build-out is projected to exceed the maximum building footprint allowance of 12% of the lot size.</p> <p><u>Projected Timeline for Full Build-out:</u></p> <ul style="list-style-type: none"> ● Current building footprint as of Sept 2023 = 14,080 square feet (approx. 9.4% of lot size) ● Projected by end of Sept 2024 = 30,080 square feet (approx. 20% of lot size) ● Projected by end of Sept 2025 = 36,840 square feet (approx. 24.5% of lot size) <p>See attached site map</p>	Exceeds, the 12% footprint will be exceeded, resulting in the requirement of a High Impact Permit.
4	Building setbacks	<ul style="list-style-type: none"> ◆ Primary Residence: See 5101.3 (A) (1-3) of the Montezuma County Land Use Code. 30' from County Road and State Hwy. R.O.W. 30' from lot lines or interior use roads ◆ Commercial/Industrial use: See 5101.6 (C) 30' from County road and State Hwy. Rights-of-way 50' from residential lot lines and 25' from non-residential lot lines • Within the Dolores River Valley: All new commercial and residential construction, including I.S.D.S., set back 100' from existing streambank 	<p>Raptor is zoned as INDHZ and has ensured that all building setbacks meet minimum requirements as outlined in 5101.6(c). Survey attached indicating setback location and compliance. Current and final build-out plan have the following minimum setbacks:</p> <ul style="list-style-type: none"> •North = 50' setback from County Road L to any current or future storage units. •East = 50' setback from property line to any current and future storage units. •West = 25' setback to the south boundary line with Diesel Tech to any current or 	Building construction will meet this standard. As per the Land Use Code, 50' from residential lot lines and road ROWs and 25' from non-residential lot lines.

			<p>future storage units. Then 50' setback for remaining west property line (adjacent to Sparks and Moshonas properties) to any current and future storage units.</p> <p>•South = 50' setback from property line and any current and future storage units.</p>	
5	New Construction and Remodeling for Commercial, Industrial, Public Buildings	<ul style="list-style-type: none"> ◆ All new construction and remodeling of commercial or industrial use buildings and public buildings must be built according to the Uniform Building Code, 1997 Edition. 	<p>N/A Raptor does not and will not have any commercial or industrial use buildings or public buildings on property. All self-storage sales operations are handled remotely.</p>	<p>Building construction will meet this standard. The storage units are of container construction</p>
6	Livestock Fencing	<ul style="list-style-type: none"> ◆ Adequate to protect from livestock encroachment. 5101.4 	<p>Raptor is a fully fenced and gated property. The gate remains closed unless a customer is coming to or leaving from the property.</p>	<p>Meets. Applicants have installed fencing to protect the livelihood of the operation.</p>
7	Protection of Normal Agriculture Operations	<ul style="list-style-type: none"> ◆ No significant, adverse impacts on normal agricultural operations 5101.4 	<p>N/A There are no agricultural operations on property and nothing occurring on property would impact any neighboring agricultural operations.</p>	<p>Meets, this complies with the County Land Use Code.</p>
8	Outdoor Storage and/or Fabrication areas	<ul style="list-style-type: none"> ◆ Appropriate screening may be required ◆ Merchandise displays are exempt 	<p>N/A There is no outdoor storage or fabrication areas on property. All customer storage is fully contained and parked vehicles are in assigned, orderly spots.</p>	<p>Meets, this complies with the County Land Use Code.</p>
9	Roads	<ul style="list-style-type: none"> ◆ All interior roads built to county road standards. 5103.3 & 5305.5 	<p>N/A There are no interior roads on property. Driveway is compacted gravel and regularly maintained.</p>	<p>Meets per the application and submittal items. The property is accessed by Road L, as permitted.</p>
10	Parking/Access/Loading Areas	<ul style="list-style-type: none"> ◆ Adequate for intended use such that traffic flow and circulation are not impeded. 5101.6 ◆ Approved County or CDOT highway access permit 	<p>All driveway areas on property are adequate for customers to load and unload their units.</p>	<p>Meets, this complies with the County Land Use Code.</p>
11	Traffic	<ul style="list-style-type: none"> ◆ Less than 15 vehicle round trips per business day 	<p>In July 2023, Raptor had an average of 7.26 round trips per day. Because July 2023 was Raptor's busiest month, Raptor does not anticipate any concerns with exceeding 15 vehicle round trips per business day. Industry standard is 6 trips per 100 units. At full build-out, Raptor anticipates approx. 250 units or less which would keep the property at less than 15 vehicle round trips per</p>	<p>Meets, this complies with the County Land Use Code. If/when disturbances are reported, the property owner is required to contact the Planning Dept</p>

			business day.	
12	Water	<ul style="list-style-type: none"> ◆ Proof of availability and adequate flow. See 5103.3(G) & 5304(D) 	N/A Raptor does not have water on property.	Meets, this complies with the County Land Use Code. This operation does not require water.
13	Sanitary Sewer Disposal	<ul style="list-style-type: none"> ◆ Compliance with 5101.7; 5103.3(F); and 5304(E) 	N/A Raptor does not have sanitary sewer disposal on property	Meets per the application and submittal items. This operation does not require septic.
14	Stormwater Control and Site Drainage	<ul style="list-style-type: none"> ◆ No adverse impacts on any county road, state highway or adjacent land use. See 5103.3(H) 	Raptor had drainage ditch and culverts added to the property in October 2022 to ensure that there was no adverse impact on any county road, state highway or adjacent land use. Raptor is proposing an anticipated building-out plan and may alter the unit layouts to best address any future grading/drainage needs.	Meets, this complies with the County Land Use Code.
15	Solid Waste -garbage, refuse, sludge and other discarded material	<ul style="list-style-type: none"> ◆ Proof of disposal service ◆ No materials transferred off-site by natural forces ◆ No on-site burning except for flammable domestic waste or as part of an agricultural operation or weed control program 	Raptor does not have any on-site garbage receptacles and requires all customers to remove their items/trash from the property. Any contractors performing work on property are required to remove garbage/waste. There is no on-site burning.	Meets, this complies with the County Land Use Code.
16	Fire and Wildfire Protection	<ul style="list-style-type: none"> ◆ Compliance with 5101.3(G); 5302.3(J); and 5304.3W. 	Raptor property falls outside of the A or B zone of the "Community at Risk Map." Regular landscaping maintenance is in place to reduce weeds or other natural vegetation and limit fire risks.	Meets, this complies with the County Land Use Code.
17	Law Enforcement and Emergency Service	<ul style="list-style-type: none"> ◆ Letter of adequacy from law enforcement and/or emergency service provider may be required 	Raptor does not require a letter of adequacy and has made the appropriate contacts with law enforcement to ensure they have entry into the property, if needed.	Meets, this complies with the County Land Use Code.
18	Floodplain	<ul style="list-style-type: none"> ◆ Compliance with the Montezuma County Floodplain Resolution No. 1-91 and completion of a Floodplain Development Plan Permit, where applicable 	N/A Raptor property is not located in a floodplain and does not require a Floodplain Development Plan Permit.	Meets, this complies with the County Land Use Code. This property is not located in the FEMA designated area of floodplain.
19	Geologic and Natural hazards	<ul style="list-style-type: none"> ◆ Identification and avoidance or mitigation of potential hazards. See 5103.2 	N/A Raptor property only contains self-storage units	Meets, this complies with the County Land Use Code.

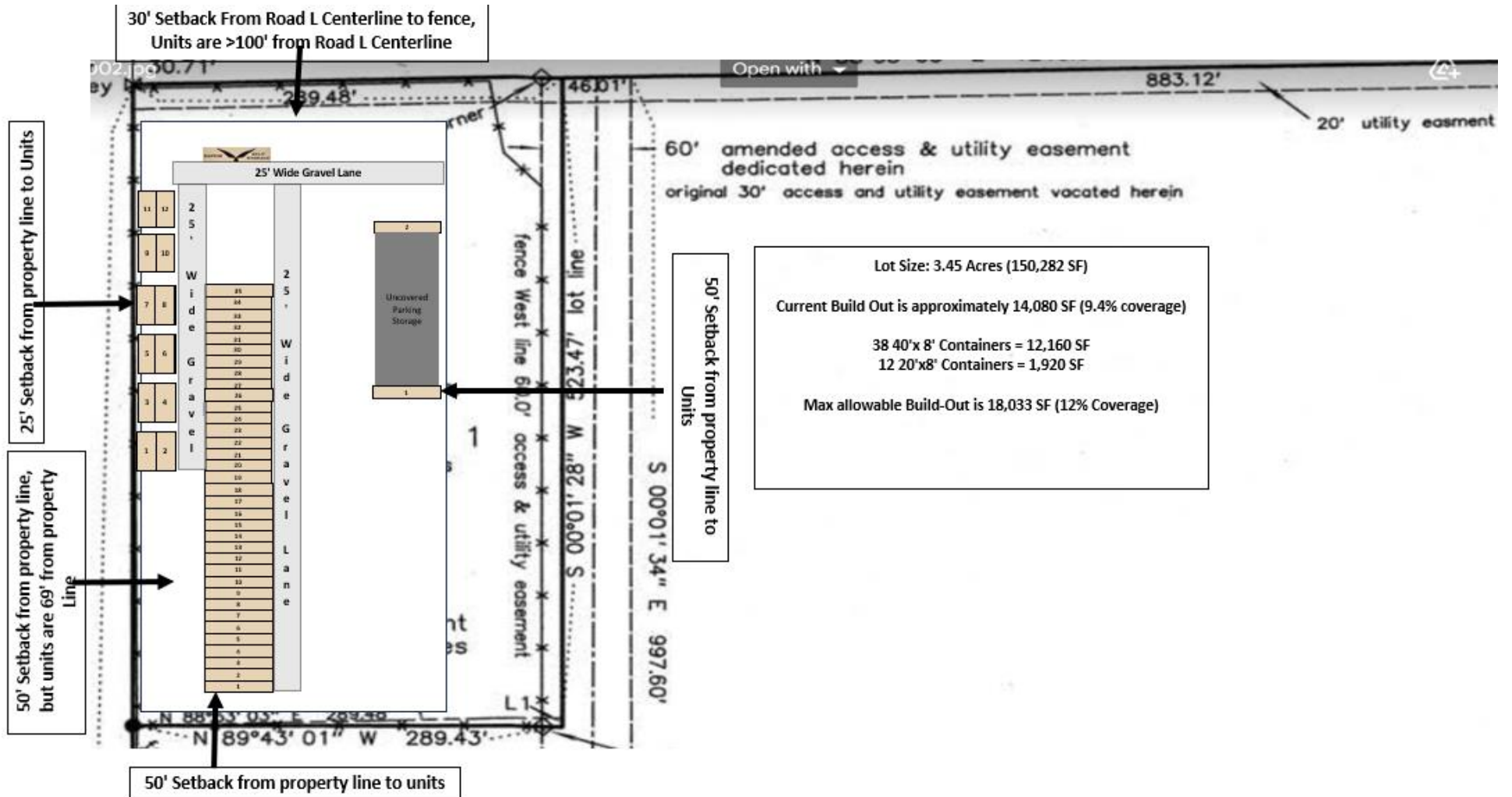
			and does not perform any actions that would pose geologic or natural hazards.	
20	Public Facilities: Camp, RV Parks, MH parks, etc.	<ul style="list-style-type: none"> ◆ Adequate restroom: one men/women set plus one extra sink and toilet per 100 weekly peak season visitors. See 4106.5.A. 	N/A Raptor property only contains self-storage units and is not required to have restrooms.	Meets, this complies with the County Land Use Code. This operation does not require septic.
21	Operational Electric Disturbances	<ul style="list-style-type: none"> ◆ No detrimental effects such as radio and television interference beyond the boundaries of the site. 	N/A Raptor has no equipment that would cause radio or television interference.	Meets, this complies with the County Land Use Code.
22	Fire and Explosive Hazards	<ul style="list-style-type: none"> ◆ National Fire Protection Association standards and any other fire code or standard employed by the appropriate fire district apply. 	N/A Raptor property only contains self-storage units and powers any equipment with solar energy. There are no fire or explosive hazards on property.	Meets, this complies with the County Land Use Code.
23	Glare and Heat	<ul style="list-style-type: none"> ◆ Must be contained, enclosed or treated to make glare and heat imperceptible from any point on the boundary line. 	N/A Raptor property only contains self-storage units and there is no equipment on property that would produce glare or heat nuisances.	Meets, this complies with the County Land Use Code.
24	Lighting	<ul style="list-style-type: none"> ◆ All direct rays confined to site and adjacent properties protected from glare. 	All lighting is confined to the Raptor site and configured to only shine within the boundary lines of the property. There is no glare that affects adjacent properties.	Meets, this complies with the County Land Use Code.
25	Noise	<ul style="list-style-type: none"> ◆ Volume as established by C.R.S. 25-12-101, et seq. ◆ Volume as established by COGCC Rule 802 pertaining specifically to oil & gas development. ◆ Noise from normal agricultural operations is exempt 	N/A Raptor property only contains self-storage units and does not have any equipment that would produce noise nuisances.	Meets, this complies with the County Land Use Code. If/when disturbances are reported, the property owner is required to contact the Planning Dept
26	Vibration	<ul style="list-style-type: none"> ◆ Not perceptible, without instruments, at any point on any boundary line 	N/A Raptor property only contains self-storage units and has no equipment which would cause vibration nuisances.	Meets, this complies with the County Land Use Code.
27	Odors	<ul style="list-style-type: none"> ◆ No perceptible at property boundaries ◆ Agriculture operations: no violation if the best practical treatment, maintenance and control available is being used to maintain the lowest possible emission of odors. 	N/A Raptor property only contains self-storage units and has no equipment or activities taking place on property which would cause odor nuisances.	Meets, this complies with the County Land Use Code. If/when disturbances are reported, the property owner is required to contact the Planning Dept

28	Dust, Smoke and Particulate	<ul style="list-style-type: none"> ◆ Dust and Fumes: None beyond property line (Dust control of County roads at expense of Applicant) ◆ Particulate matter: Less than 0.2 grain/cf flue gas at 500F stack temperature ◆ Smoke: USEPA Regulations: Opacity System, Method 9. ◆ Agriculture operations: no violation if the best practical treatment, maintenance and control available is being used. 	N/A Raptor property only contains self-storage units and has no equipment or activities taking place on property which would cause dust, smoke or particulate nuisances.	Meets, this complies with the County Land Use Code. If/when disturbances are reported, the property owner is required to contact the Planning Dept
29	Radioactivity	<ul style="list-style-type: none"> ◆ Subject to State and Federal Regulations 	N/A Raptor property only contains self-storage units and has no radioactivity on property.	Meets, this complies with the County Land Use Code.
30	Water Pollution	<ul style="list-style-type: none"> ◆ Subject to State and Federal Regulations 	N/A Raptor property only contains self-storage units and has no water on property nor do any activities take place on property which could lead to water pollution concerns.	Meets, this complies with the County Land Use Code.
31	Noxious Weeds	<ul style="list-style-type: none"> ◆ Compliance with State (35-5.5-101 et seq. C.R.S. as amended) and Montezuma County Comprehensive Weed Management Plan Resolution No. 3-2014, as amended. 	Raptor property owners ensure that there is regular landscaping maintenance of the property. Should noxious weeds be identified on property, Raptor agrees to, in collaboration with the BOCC, use integrated methods to manage and prevent the spread of all Noxious Weeds if the plants are likely to be ecologically destructive or aesthetically or materially damaging to neighboring lands.	Meets, this complies with the County Land Use Code. If/when disturbances are reported, the property owner is required to contact the Planning Dept
32	Other Significant Adverse Impacts	<ul style="list-style-type: none"> ◆ Pertaining to the Health, Safety and welfare of the Citizens of Montezuma County 	N/A Raptor property only contains self-storage units and poses no threats that may lead to significant adverse impacts on the health, safety, and welfare of the Citizens of Montezuma County.	Meets, this complies with the County Land Use Code. If/when disturbances are reported, the property owner is required to contact the Planning Dept
33	Local, State, & Federal Required Permits	<ul style="list-style-type: none"> ◆ Per 2202.4(F) 	N/A Raptor is proposing to only increase building footprint (#3) and no local, state or federal permits are required for the planned	Meets, this complies with the County Land Use Code.

			expansion. Should Raptor perform any actions requiring permitting, Raptor ensure it will secure any required permitting prior to beginning work on the property.	
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Raptor Self-Storage Cortez – Current Buildout as of September 2023



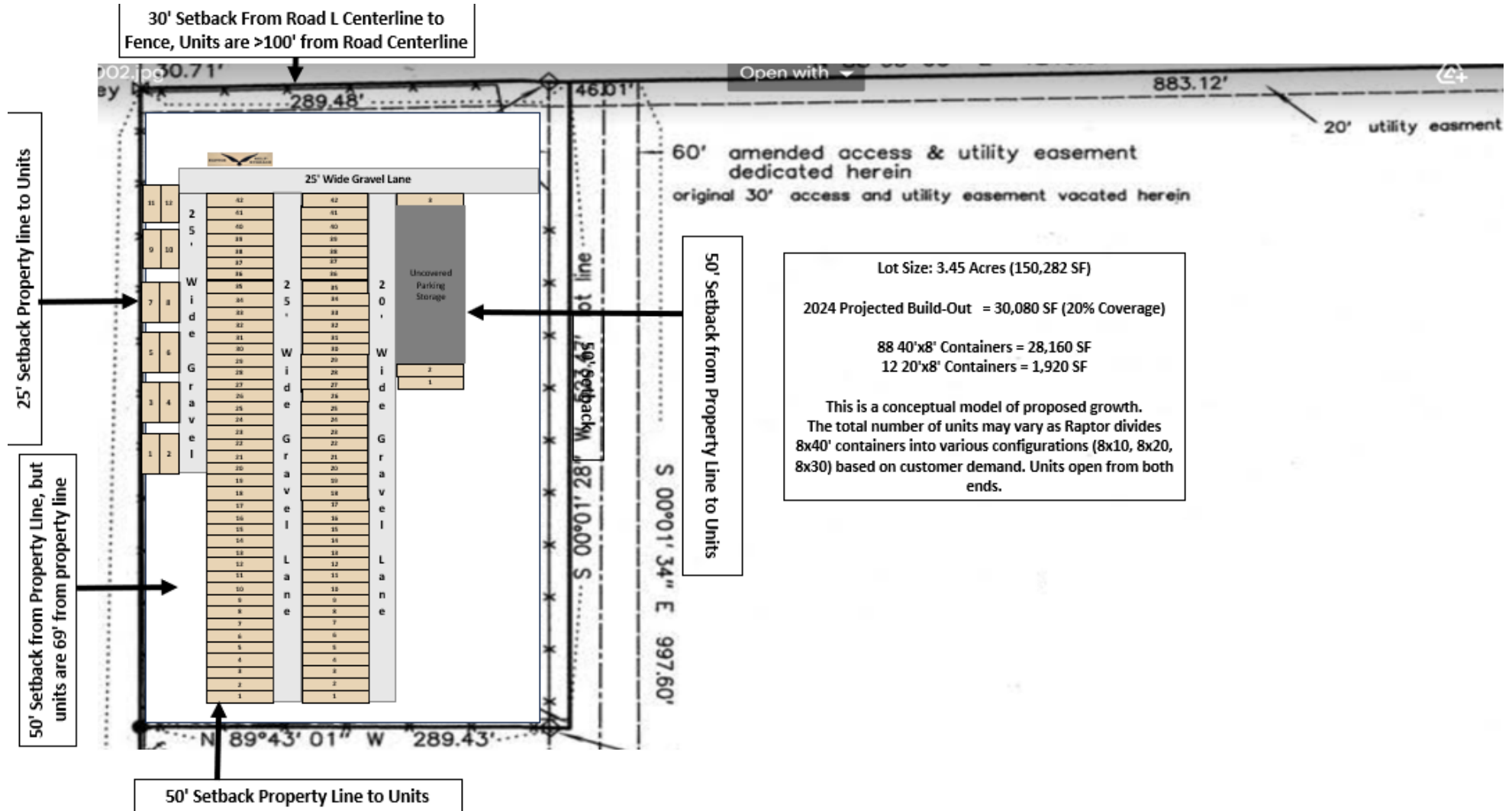
Lot Size: 3.45 Acres (150,282 SF)

Current Build Out is approximately 14,080 SF (9.4% coverage)

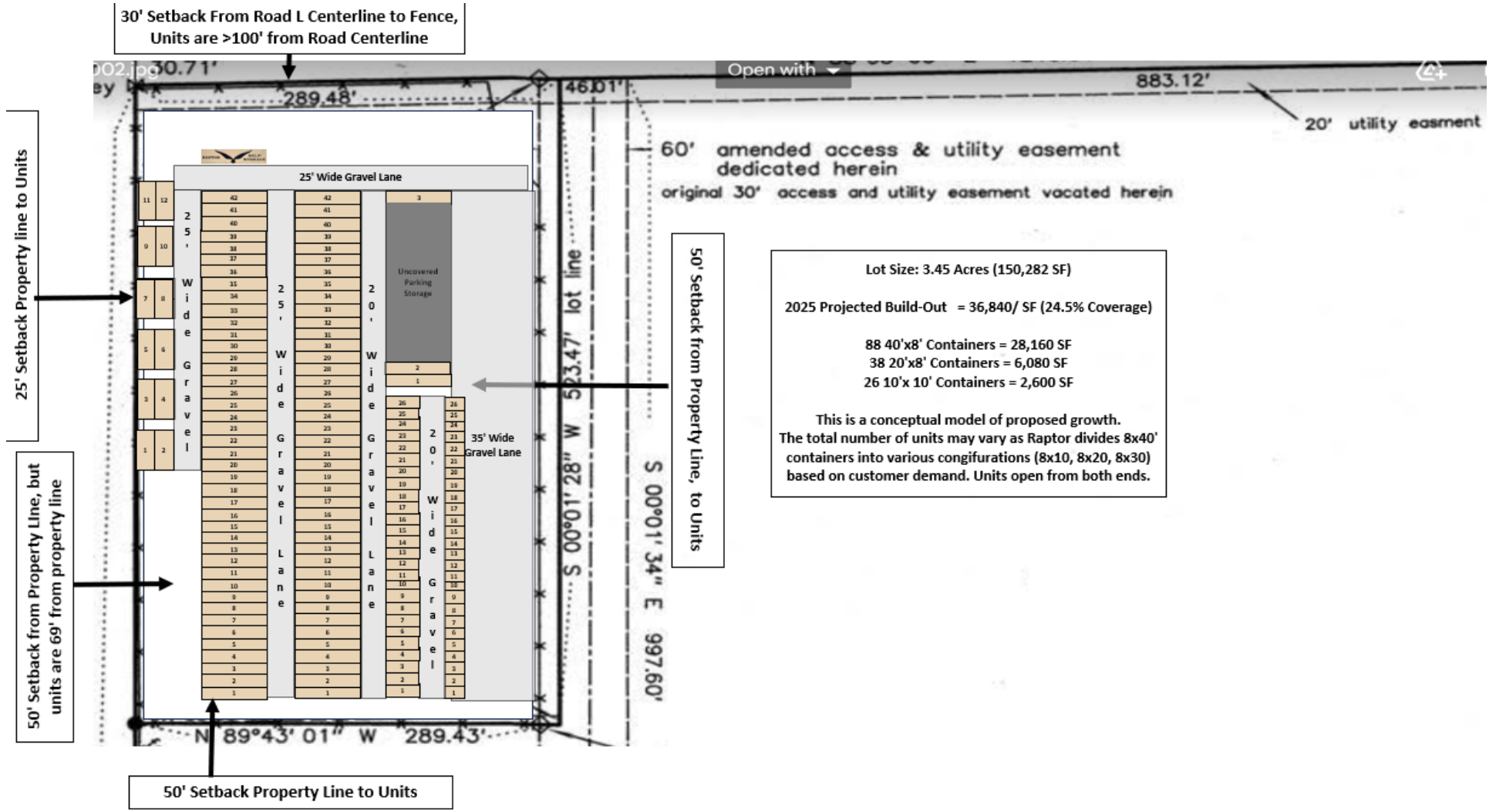
38 40'x 8' Containers = 12,160 SF
 12 20'x8' Containers = 1,920 SF

Max allowable Build-Out is 18,033 SF (12% Coverage)

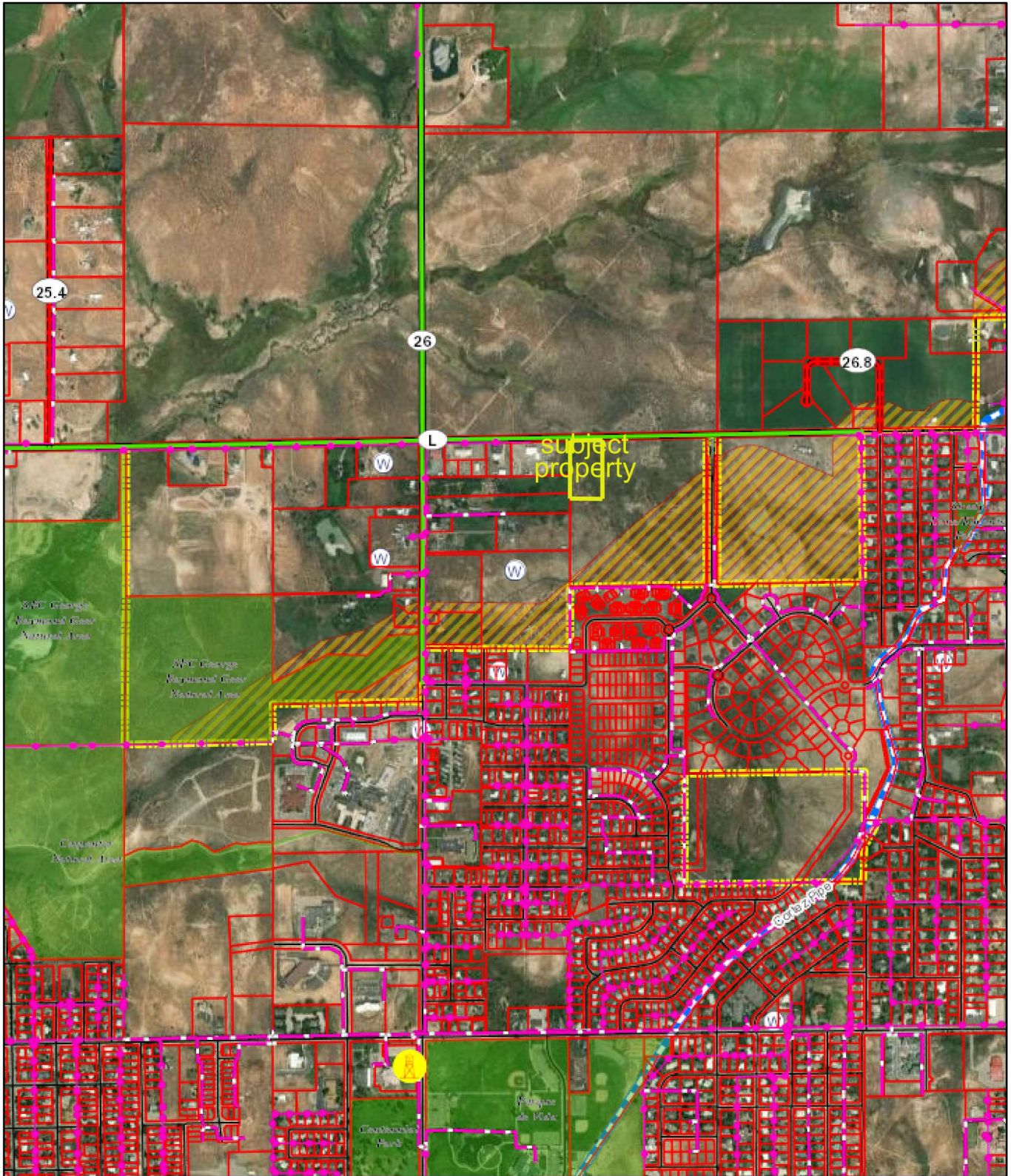
Raptor Self-Storage Cortez – Projected Buildout by September 2024



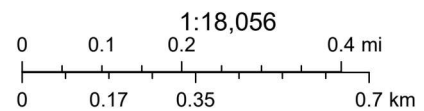
Raptor Self-Storage Cortez – Projected Buildout by September 2025



Montezuma Planning Map



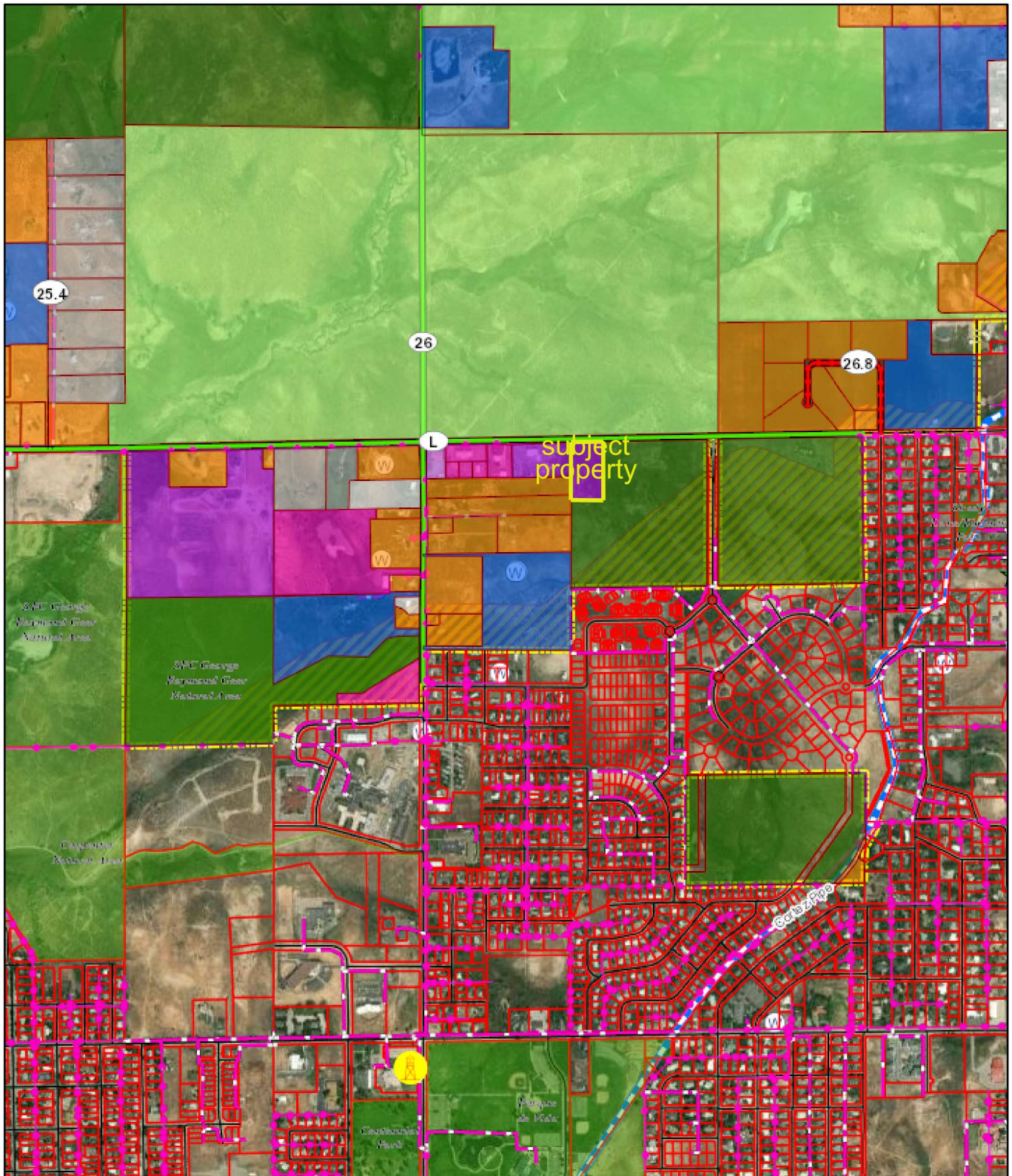
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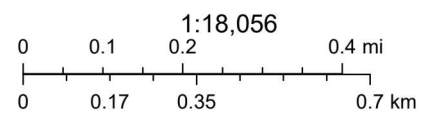
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|-------------------------|--------------|-----------------------------|
| Parks | CO State | County Boundary |
| Public Lands & BIA Land | NPS | Cortez Sanitation w/i 400ft |
| BIA | USFS | Non-Active Mines |
| BLM | Other (USBR) | Active Permitted Mines |
| CANM | City Limits | Driveways |

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Montezuma Planning Map

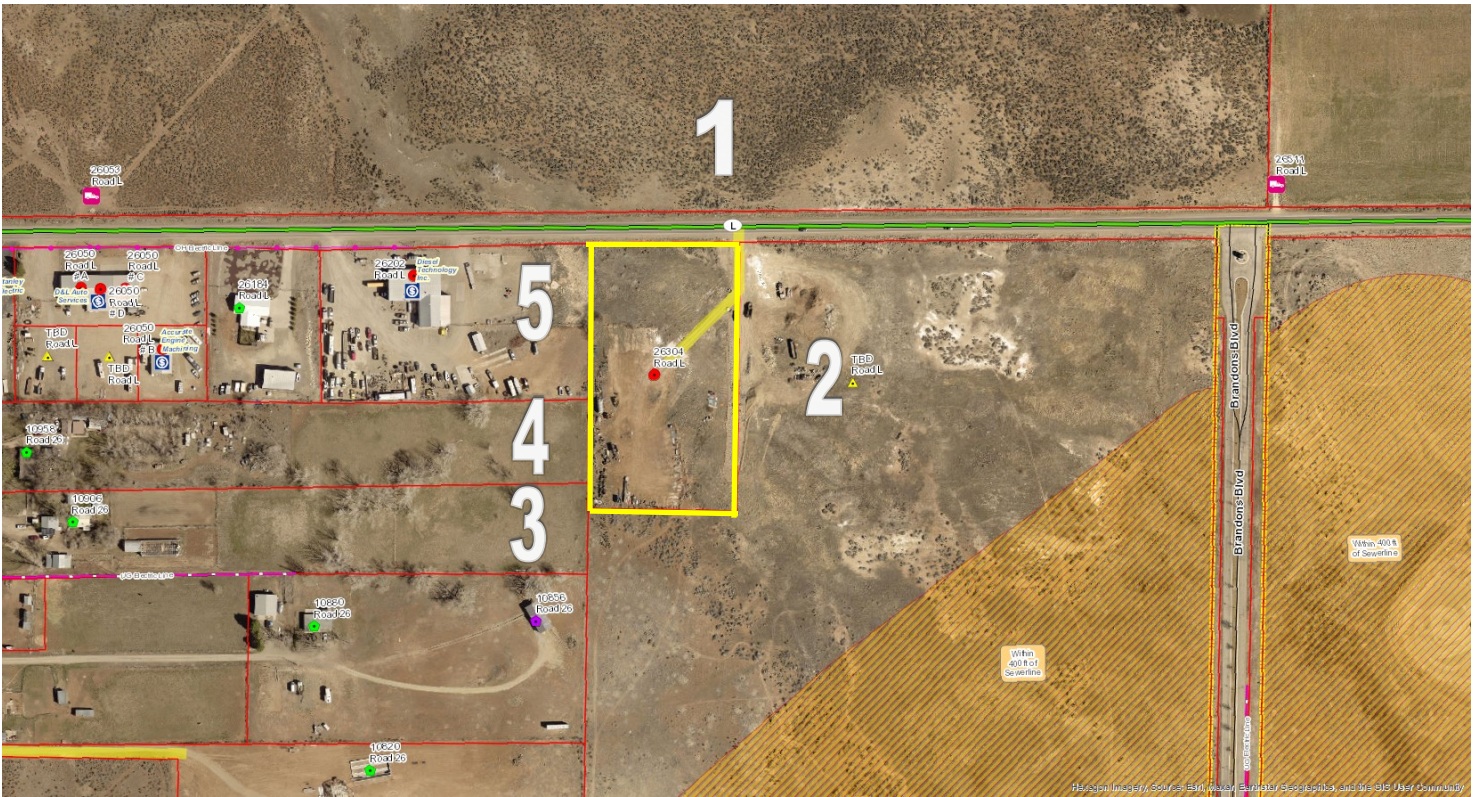


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Zoning	A/R 3-9	INDLZ	Public Lands & BIA Land	NPS
A-80+	R-3	USZ	BIA	USFS
A/R 35+	AR ES	HISTZ	BLM	
AGZ	COMZ	Parks	CANM	
A/R 10-34	INDHZ	CO State		

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



Neighbor List for: Raptor Self-Storage, LLC 26304 Road L, Cortez, CO

	Property Owner	Mailing Address	Physical Address	Zone	Acres
1	Robert Millard	17090 Road 22, Cortez, CO 81321	26053 Road L, Cortez, CO 81321	A80+	321.38+/-
2	Daniel & Debbie Hoch	P O Box 631, Cortez, CO 81321	TBD Road L, Cortez, CO 81321	AR35+	32.89+/-
3	Jason & Amy Moshonas	10906 Road L, Cortez, CO 81321	10906 Road L, Cortez, CO 81321	AR3-9	5+/-
4	Stanley & Sheila Sparks	10958 Road 26, Cortez, CO 81321	10958 Road 26, Cortez, CO 81321	AR3-9	5+/-
5	Diesel Technology, Inc.	P O Box DDD, Cortez, CO 81321	26202 Road L, Cortez, CO 81321	INDHZ	4.01+/-



CITY OF CORTEZ
123 ROGER SMITH AVENUE
CORTEZ, CO 81321

October 03, 2023

Agenda Item: 7. c.

MEMO TO: Planning and Zoning Commission

FROM:

SUBJECT: September Permits Issued

Attachments

September permits issued

SEPTEMBER 2023 Permits Issued

Permit Type	Sub Type	Permit#	Address	Issue Date
Building	Accessory Structure	B23-000125	620 South BEECH Street	09/18/2023
Building	Accessory Structure	B23-000133	405 West 7th Street	09/26/2023
Building Total	Accessory Structure Total			2
Building	Commercial Remodel	B23-000132	15 West MAIN Street	09/26/2023
Building	Commercial Remodel	B23-000118	215 South SLIGO Street	09/25/2023
Building	Commercial Remodel	B23-000111	111 North Park Street	08/31/2023
Building Total	Commercial Remodel Total			3
Building	Manufactured Home	B23-000119	203 East 7TH Street	09/01/2023
Building Total	Manufactured Home Total			1
Building	New Residential	B23-000117	31 East 12TH Street	09/15/2023
Building	New Residential	B23-000127	2418 FAIRWAY Drive	09/25/2023
Building	New Residential	B23-000121	1009 BLUFFS Boulevard	09/21/2023
Building	New Residential	B23-000122	1013 BLUFFS Boulevard	09/21/2023
Building Total	New Residential Total			4
Building	Other	B23-000123	209 West Main Street	09/18/2023
Building	Other	B23-000128	701 San Juan Drive	09/19/2023
Building	Other	B23-000131	2 MACARTHUR	09/25/2023
Building	Other	B23-000124	121 East Carpenter Street	09/15/2023
Building	Other	B23-000120	2304 LA PLATA	09/06/2023
Building Total	Other Total			5
Building Total				15
Burn Permit	Debris	BRN23-000024	1921 North Dolores Road	09/12/2023
Burn Permit Total	Debris Total			1
Burn Permit Total				1
Plumbing	Residential	P23-000044	713 DOLORES	09/28/2023
Plumbing	Residential	P23-000042	621 North ELM Street	09/18/2023
Plumbing	Residential	P23-000037	810 South CEDAR Street	09/01/2023
Plumbing	Residential	P23-000038	718 South CEDAR Street	09/01/2023
Plumbing	Residential	P23-000039	711 South CEDAR Street	09/01/2023
Plumbing	Residential	P23-000040	706 South CEDAR Street	09/01/2023
Plumbing	Residential	P23-000036	814 South Cedar Street	08/31/2023
Plumbing	Residential	P23-000043	1009 CATALPA Street	09/19/2023

Plumbing Total	Residential Total			8
Plumbing Total				8
Right of Way	Public Right-of-Way	ROW23-000063	2320 East MAIN Street	09/22/2023
Right of Way	Public Right-of-Way	ROW23-000055	31 West MAIN Street	09/19/2023
Right of Way	Public Right-of-Way	ROW23-000061	209 West Main Street	09/19/2023
Right of Way	Public Right-of-Way	ROW23-000058	1009 BLUFFS Boulevard	09/21/2023
Right of Way	Public Right-of-Way	ROW23-000059	1013 BLUFFS Boulevard	09/21/2023
Right of Way	Public Right-of-Way	ROW23-000060	2418 FAIRWAY Drive	09/25/2023
Right of Way	Public Right-of-Way	ROW23-000064	406 South Maple Street	09/25/2023
Right of Way	Public Right-of-Way	ROW23-000065	Fairview Estates, Golf Course Estates	09/26/2023
Right of Way	Public Right-of-Way	ROW23-000066	Brandon's Gate	09/26/2023
Right of Way	Public Right-of-Way	ROW23-000067	628 West 5TH Street	09/27/2023
Right of Way	Public Right-of-Way	ROW23-000053	44 East Main Street	08/31/2023
Right of Way	Public Right-of-Way	ROW23-000054	408 North Henry Street	09/01/2023
Right of Way	Public Right-of-Way	ROW23-000056	625 East 2nd Street	09/12/2023
Right of Way	Public Right-of-Way	ROW23-000057	8663 Road 25	09/12/2023
Right of Way Total	Public Right-of-Way Total			14
Right of Way Total				14
Sign	Billboard	S23-000008	Broadway and Main Billboards	09/27/2023
Sign Total	Billboard Total			1
Sign Total				1
Water Tap	3/4 inch	WT23-000027	2418 FAIRWAY Drive	09/25/2023
Water Tap	3/4 inch	WT23-000025	1009 BLUFFS Boulevard	09/21/2023
Water Tap	3/4 inch	WT23-000026	1013 BLUFFS Boulevard	09/21/2023
Water Tap	3/4 inch	WT23-000018	930 BROOKSIDE Drive	09/14/2023
Water Tap	3/4 inch	WT23-000024	31 East 12TH Street	09/15/2023
Water Tap	3/4 inch	WT23-000013	11300 HWY 145	08/31/2023
Water Tap Total	3/4 inch Total			6
Water Tap Total				6
All Permits Total				45